

ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



5 MARSHALL DRIVE, PICKERING, NORTH YORKSHIRE, YO18 7JT

A beautifully presented detached bungalow well positioned in a quiet cul-de-sac

Entrance Hall

Two Further Bedrooms

Detached Garage

Kitchen

Bathroom

Drive Parking

Bedroom 3/Dining Room

Gas Central Heating

Front & Rear Gardens

Lounge

uPVC Double Glazing

EPC Rating C

PRICE GUIDE: £250,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

www.rounthwaite-woodhead.co.uk

Description

Marshall Drive is found to the Northeastern side of Pickering and forms part of the popular Tay Home Development. It is a quiet street made up of a mixture of houses but predominantly bungalows adjoining the local infant school and all of which are a short walk to the town centre.

No.5 is a detached bungalow that has been maintained and improved since it was built in the late 1980's to now offer a tidy home ready to move into. It has a light and welcoming lounge with a bay window to the front of the property. There is a separate dining room that could just as easily be used as a third bedroom, a fitted kitchen and further two bedrooms (one of which is currently used as a study). The bathroom has a white suite that includes a bath with shower over. The bungalow has both gas central heating and double glazing.

Outside there is a drive to the front of the property that extends to a single garage and there are manageable gardens to the front and rear down predominantly to lawn with herbaceous borders. However there is a recently laid decked patio as well as a timber framed shed in the rear garden.

General Information

Location: Pickering is a thriving market town found at the foot of the North York Moors National Park, along the A170 Thirsk to Scarborough Road. As a result there are excellent links to the East Coast and City of York where the Intercity Service runs from London to Edinburgh. Pickering has a good range of shops, a Monday street market, well respected schools for all ages and amenities that include Doctors surgery, Dentist and library. There are also a wealth of recreational activities close to hand, such as Dalby Forest, The North York Moors Steam Train and Pickering Castle.

Services: Mains water, electricity and gas are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas central heating. uPVC Double Glazing

Council Tax: We are informed by North Yorkshire Council that this property falls in Band C.

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Pickering, YO18 7AA. Tel: 01751 4872800.

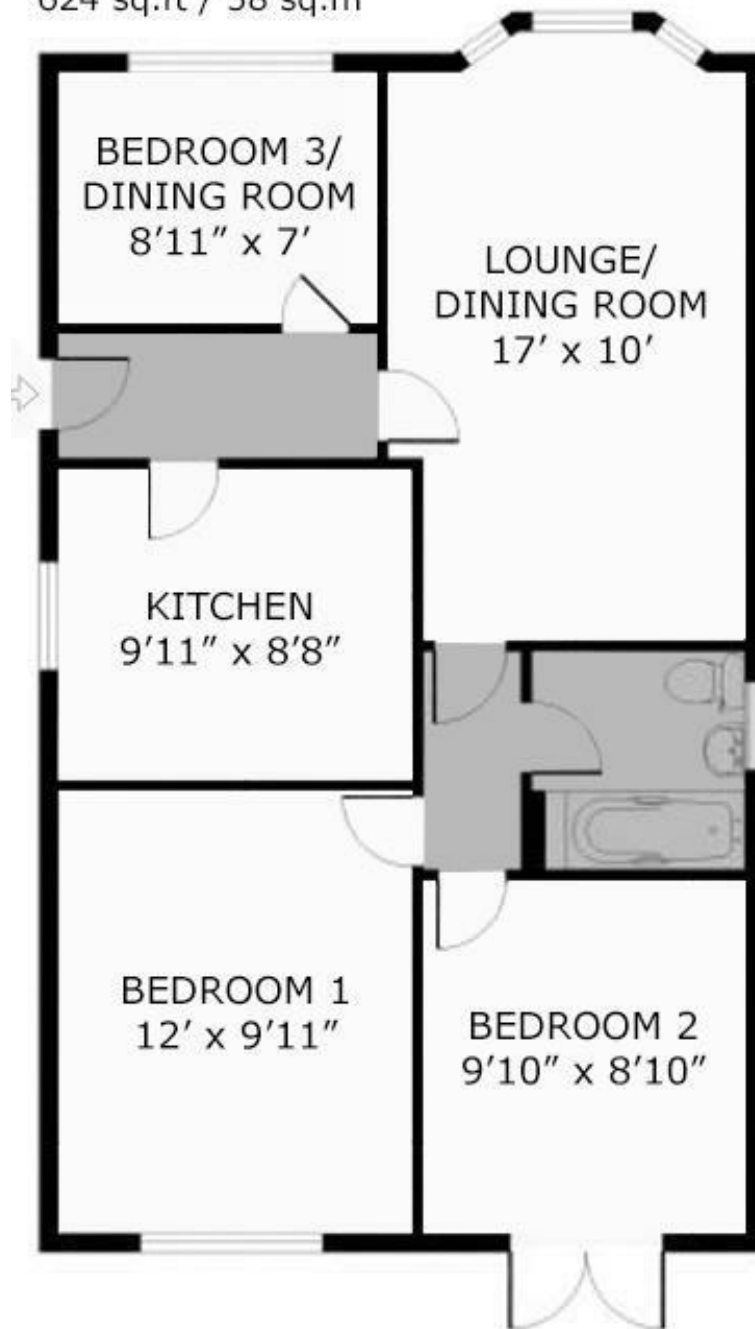
Directions: From the roundabout in the centre of Pickering (by the Forest & Vale Hotel) continue North along the A169 Taking the next available right turn onto Ruffa Lane. Travel approximately 200 yards turning Left onto Green Howards Road. Take the next left onto Marshall Drive with no.5 being in a quiet close on the left hand side indicated by a Rounthwaite & Woodhead 'For Sale' board. What3Words: Student, Seagull, Regal



Accommodation

5 Marshall Drive, Pickering

Approx. gross internal floor area
624 sq.ft / 58 sq.m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	65	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

ROUNTHWAITE & WOODHEAD