

ROUNTHWAITE & WOODHEAD

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



9 COSTA WAY, PICKERING, NORTH YORKSHIRE, YO18 8LY

A detached house in a popular development on the Western edge of town that might benefit from some cosmetic improvement and general refurbishment

Entrance Hall

Three Bedrooms

Front & Rear Gardens

Sitting Room

Bathroom

Drive Parking

Dining Room

Gas Central Heating

Garage + Shed

Kitchen

uPVC Double Glazing

EPC Rating D

PRICE GUIDE: £265,000

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

Pickering is an attractive market town situated along the A170, Thirsk to Scarborough road. It is a short drive to the east coast and to the surrounding market towns of Helmsley and Malton. Malton has a train station with regular links to the City of York and service beyond. Pickering has an active Monday Street market, a good selection of shops, schools for all ages and amenities which include doctors surgery, dentists, vets and library. There are interesting places to visit such as the Beck Isle Farming Museum, Pickering Castle, the North York Moors Steam Railway and the nearby Dalby Forest.

Costa Way is located on the South Westerly edge of Pickering. It is cul-de-sac believed to have been built by Barrett Homes in the late 1970's and is lined by brick built houses and single storey accommodation. No.9 is a detached house with a southerly frontage that looks over the street. It occupies a reasonable sized plot with a private drive that runs along side the house extending to a detached garage. The gardens are laid primarily to lawn.

Inside there is a living room to the front of the house with double doors that open into a dining area to the rear. This shares an open plan layout with the kitchen. Upstairs there are three bedrooms (two doubles and a single) as well as a white suite bathroom. The property has uPVC double glazing and gas central heating.

Being in a cul-de-sac this house offers a safe environment for families and is a comfortable walk to the nearby schools and town centre.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas Central Heating. uPVC Double glazing. Telephone connection subject to the usual British Telecom Regulations.

Council Tax: We are informed by Ryedale District Council that this property falls in band C

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

Directions: Travelling into Pickering along the A170 in an Easterly (from Kirkbymoorside) direction take the second turn on the right after the Middleton garage/supermarket; sign posted Westgate Carr Road. Take the next available left turn onto Costa Way with number 9 being approximately 100 yards further on the left hand side indicated by a Rounthwaite & Woodhead 'For Sale' board. Postcode: YO18 8LY

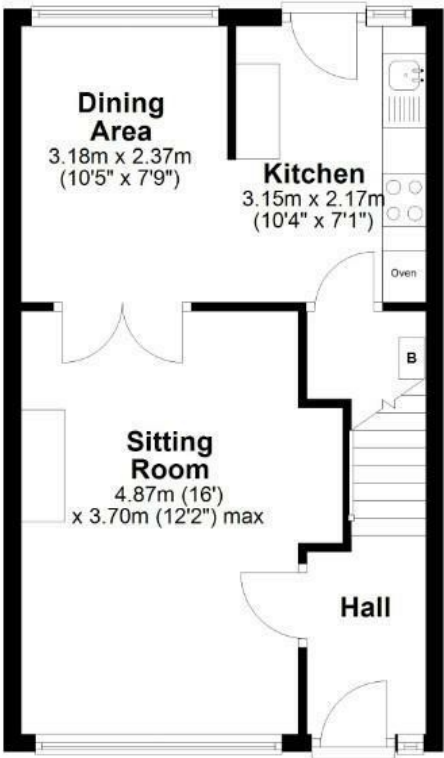
Viewing Arrangements: Strictly by prior appointment through the Agents:
Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034



Accommodation

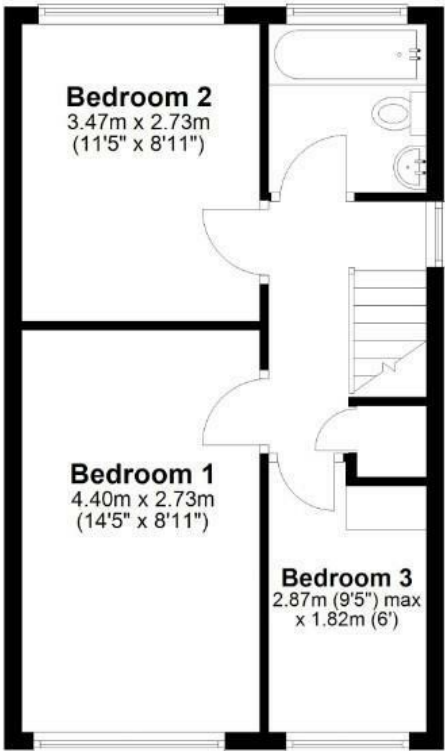
Ground Floor

Approx. 38.0 sq. metres (408.6 sq. feet)



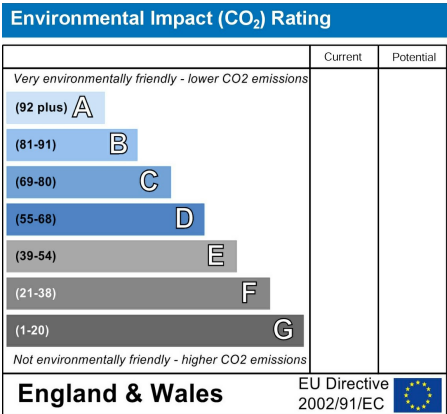
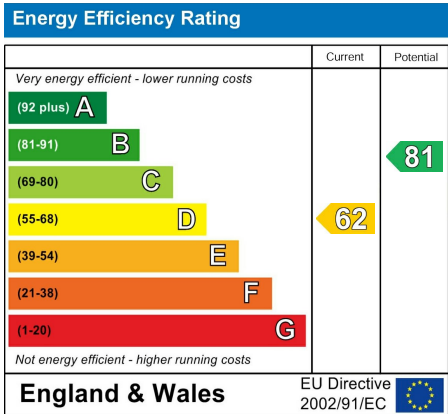
First Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



Total area: approx. 76.6 sq. metres (824.1 sq. feet)

9 Costa Way





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