

ROUNTHWAITE & WOODHEAD

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



35 INSGARTH, PICKERING, NORTH YORKSHIRE, YO18 8DA

A well presented detached bungalow located just a short walk from the town centre

Kitchen Diner

Gas Central Heating

Low Maintenance Gardens

Sitting Room

uPVC Double Glazing

Brick Outbuilding + Shed

Shower Room

Garage

Quiet Location

Two Bedrooms

Drive Parking

EPC Rating D

PRICE GUIDE: £260,000

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 Intercity service beyond. Pickering has a 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.

Ings Garth is a quiet street on the southern side of the town, lined by a mixture of property types. Number 35 is a detached bungalow with a westerly aspect, brick set drive parking that extends down to an attached garage. There is a low maintenance front garden and to the rear, the garden is mostly flagged with an additional decked area. There is a brick outbuilding/store as well as a timber framed shed.

Inside the bungalow, entered from the side, there is a fitted kitchen with a new oven and with space for a breakfast table. There is an inner hall that links the kitchen to a shower room with a newly fitted shower, two bedrooms to the rear of the property and a good sized sitting room with a window over looking the street to the front. The bungalow has gas central heating, uPVC double glazing and having recently fitted carpets and decoration has the convenience of being "ready to move into" without the requirement of any further major modernisation.

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.

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

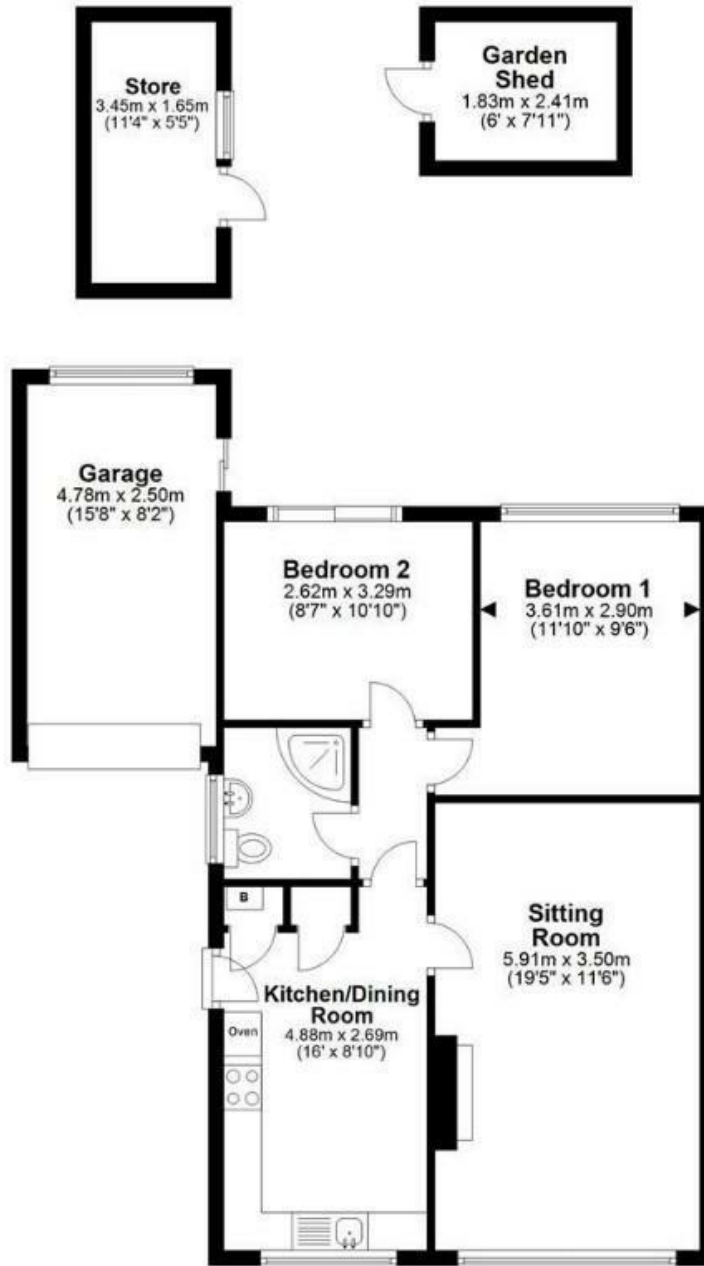
Directions: Travelling into Pickering along the A170 in an Easterly (towards Scarborough) direction take the right turn at the traffic lights (Lidl Supermarket) onto Vivis Lane. Continue along this road for a few hundred yards and following the road past the corner. At the T junction take a right turn onto Firthlands Road. Take the next left turn sign posted Ings Garth with No.35 being located on the left hand side.



Accommodation

Ground Floor

Approx. 60.5 sq. metres (651.3 sq. feet)



Total area: approx. 60.5 sq. metres (651.3 sq. feet)

35 Ings Garth, Pickering

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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		
EU Directive 2002/91/EC		
England & Wales		



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