

# ROUNTHWAITE & WOODHEAD

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



## JASPER COTTAGE, 53 MAIN STREET, EBBERSTON, YO13 9NR

**A well presented detached bungalow overlooking the main street of the village**

**Entrance Hall**

**Shower Room**

**Timber Framed Shed**

**Sitting Room**

**Gas Central Heating**

**Drive Parking**

**Dining Kitchen**

**uPVC Double Glazing**

**Ground Floor Accommodation**

**Two Bedrooms**

**Patio Garden**

**EPC Rating D**

**PRICE GUIDE: £245,000**

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

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

Jasper Cottage stands in an elevated position, half way down the main street of the village, with an Easterly front aspect. Believed to have been built in the 1980's , Jasper Cottage (53) was built as one of a pair of bungalows looking almost identical when passing by. Although they both have small front gardens a gravelled drive to the side of Jasper offers access to the rear of the properties and their respective parking. In the 14 years that the current owners have owned the bungalow they have carried out a program of refurbishment that involved replacing the boiler, windows and shower room.

Jasper Cottage offers ground floor accommodation with a good sized sitting room to the front of the property and a fitted kitchen/diner to the rear. There are two double bedrooms served by a shower room. Outside the rear patio garden is contained within a wooden picket fence and also houses a timber framed shed. There is a gravelled drive that extends to parking for two 'side by side' vehicles.

This property is offered to the market with no onward chain and the contents within the property are available by separate negotiation.

## General Information

**Location:** The village of Ebberston lies just off the main A170 Thirsk to Scarborough road, some 10 miles from the east coast and 8 miles west of the market town of Pickering. There is good road access from Ebberston, south onto the A64 towards Malton where there is a railway station linking to the services at York. Local shopping facilities are available in nearby Thornton-le-Dale and a wider range of shops and other facilities are available in Pickering, Malton and Scarborough. Ebberston is within a short drive of Dalby Forest, Harwood Dale and Forge Valley where there is superb scenery, beautiful walks and fabulous mountain bike trails. Bus services run through the village.

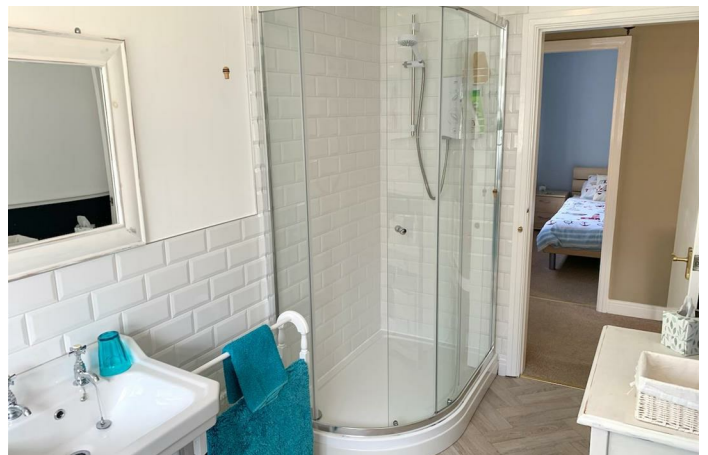
**Services:** Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating. Metered water.

**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.

**Directions:** Approaching Ebberston from the A170 (Northern end) travel down the street for a few hundred yards. Jasper Cottage is one of two similar looking bungalows on the right hand side just before the old Wesleyan chapel indicated by the Rounthwaite & Woodhead 'For Sale' board. What3Words ///- reap.consoles.shimmered

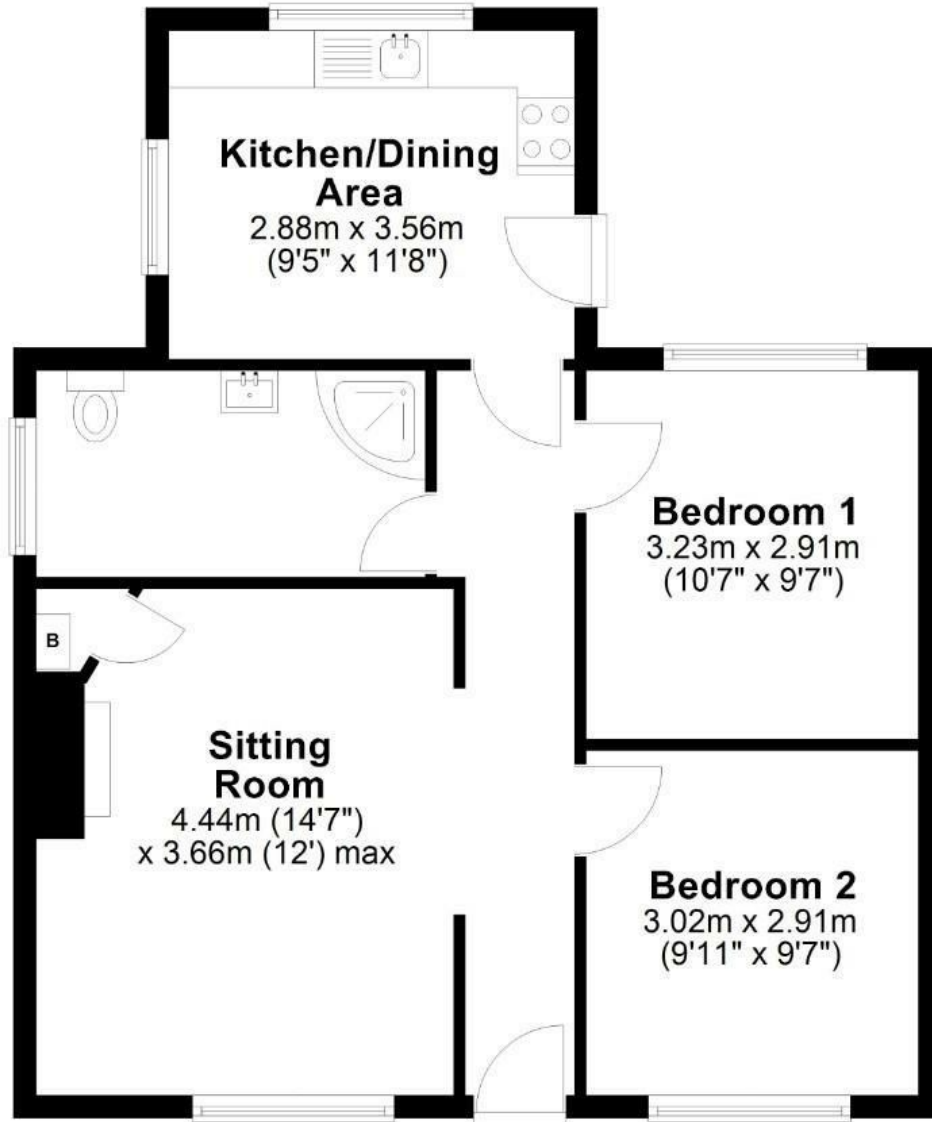
**Viewing Arrangements:** Strictly by prior appointment through the agents Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone number 01751 472800.



## Accommodation

### Ground Floor

Approx. 59.6 sq. metres (641.4 sq. feet)



Total area: approx. 59.6 sq. metres (641.4 sq. feet)

### Jasper Cottage, Ebberston

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 64                      | 74        |
| England & Wales                             | EU Directive 2002/91/EC |           |

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



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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