

ROUNTHWAITE & WOODHEAD

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



11 LITLEDALE, PICKERING, NORTH YORKSHIRE, YO18 8PS

A detached bungalow, well positioned on a popular, established development

Entrance

Shower Room

Large Carport

Sitting Room

Two Double Bedrooms

Garage

Dining Kitchen

uPVC Double Glazing

Front & Rear Gardens

Conservatory

Gas Central Heating

EPC Rating D

PRICE GUIDE: £295,000

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. Littledale is a street that forms part of a medium sized development to the Western side of Pickering. Built by Barratts in the early 1970's the development is a mixture of houses and bungalows that is a comfortable walk to the amenities of town and also has a 'Shuttle Bus' that regularly services the area a number of times a day.

No.11 is a detached, brick built bungalow that offers ground floor accommodation as well as manageable sized gardens and a sizeable carport covering a good proportion of the drive that extends to a detached garage. The property has uPVC double glazing and gas central heating. On entering the bungalow there is a spacious sitting room with a log burning stove and over looks the tree lined Littledale street to the front. There is a relatively recent fitted kitchen with room for a dining table and a door that links into a pleasant conservatory overlooking the rear garden. The property has two double bedrooms served by a shower room.

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 first turn on the left after the Middleton garage/supermarket; sign posted Middleton Road. Take the next available left turn onto Northway and then the second available right on to Meadow Road. Travel approximately a hundred yards taking the first left on to Littledale. Continue along the road following the numbers with no.11 being found on the right hand side indicated by a Rounthwaite & Woodhead 'For Sale' board. Postcode: YO18 8PS. what3words /// - earth.vans.communal

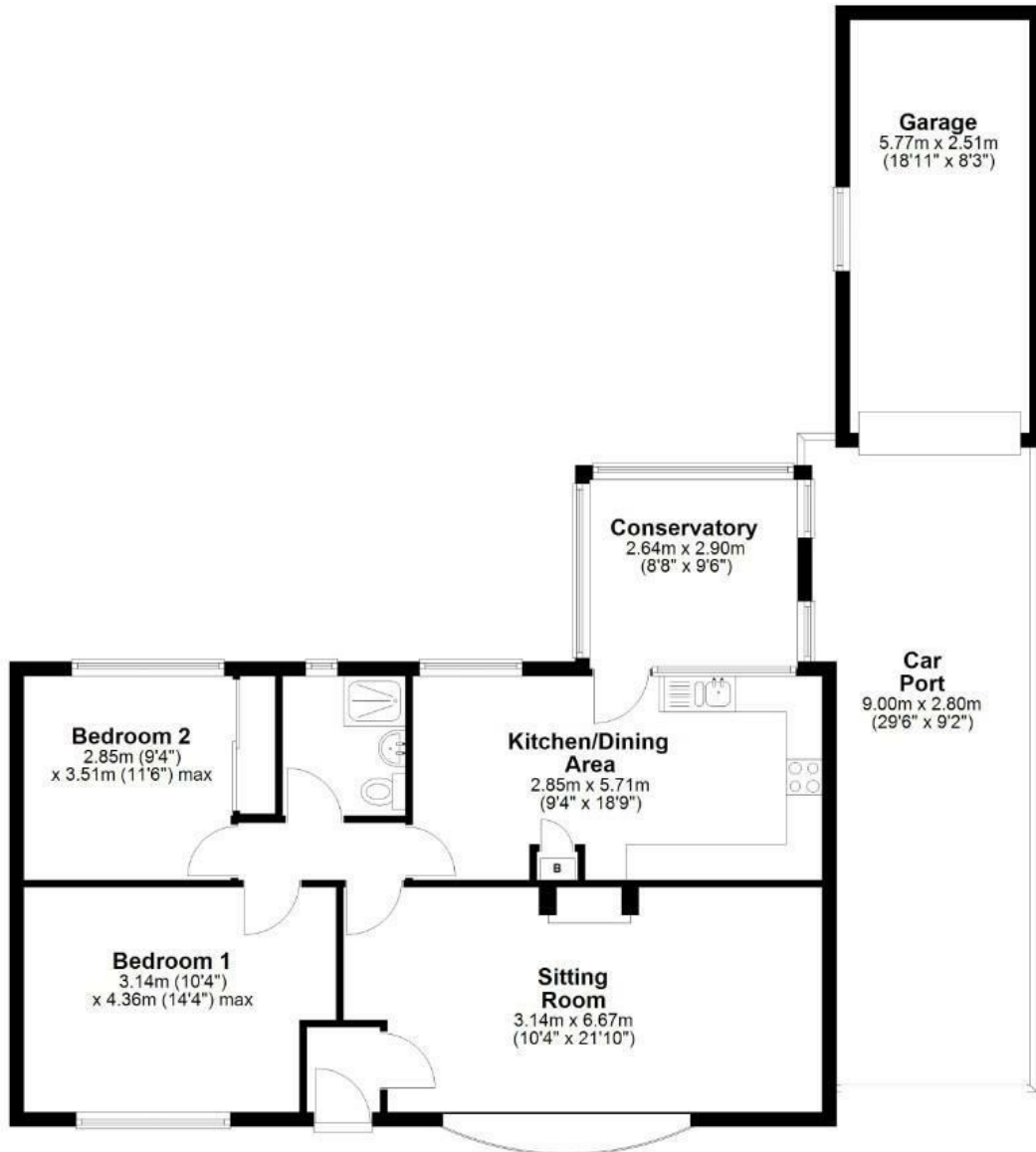
Viewing Arrangements: Strictly by prior appointment through the Agents:
Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034



Accommodation

Ground Floor

Approx. 74.5 sq. metres (801.6 sq. feet)



Total area: approx. 74.5 sq. metres (801.6 sq. feet)
11 Littledale, Pickering

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	



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

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