

ROUNTHWAITE & WOODHEAD

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



MALLAIG, SWAINSEA LANE, PICKERING, YO18 8AP

An impressive and recently extended five bedroom detached property with large garden and parking within a comfortable walk from the town's amenities

Reception Hall	Store Room	Triple Glazing
Utility Room	Shower Room	Large Landscaped Gardens
Cloakroom	Two First Floor Bedrooms	Paved Patio
Living Kitchen	Bathroom	Ample Parking
Three Ground Floor Bedrooms	Gas Central Heating	EPC Rating C

PRICE GUIDE: £515,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

Pickering is a pleasant market town just outside the North York Moors National Park and is found off the A170 Thirsk to Scarborough Road. It's position gives excellent road access to both the East coast and the City of York and is just 10 miles from it's neighbouring Market town of Malton where there is a railway station that runs a direct line to York from where London is just over 2 hours away. Pickering has a lively Monday street market, a good range of shops, amenities and schooling for all ages with Lady Lumleys Secondary school receiving a "Good" OFSTED rating. The popular public schools, Ampleforth College, Scarborough College and Terrington Hall School are all under 40 minutes drive away.

Mallaig stands in an elevated position along Swainsea Lane and is a comfortable walking distance of the town's amenities. The property has recently undergone a significant programme of extension and refurbishment, offering extremely well appointed accommodation with rooms that are generous in proportion and a finish that is both stylish, contemporary and ideal for modern living. Renovations have included the addition of a light and airy reception hall with full height glazing and with adjoining cloakroom and utility space; as well as a fresh new kitchen/bathroom suite. The open plan kitchen/living room is particularly impressive with a new log burning stove and a lovely outlook to the front. The property is situated on a very generous sized plot with a largely South facing garden which is mainly down to a fully enclosed lawn and with a recently laid paved patio area. The property and surrounding hard landscaping have been rendered to give a 'Crisp' modern look, supplemented with external lighting. There is ample car parking space and car charging points, along with planning permission for a double garage; if desired.

General Information

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

Council Tax: We are informed by North Yorkshire Council that this property falls in band D.

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

Directions: Travelling into Pickering from a Westerly (Kirkbymoorside) direction take the first available left turn, after the Middleton Petrol Station onto Middleton Road. Continue for approximately half a mile taking the third turn off on the left hand side sign posted Swainsea Lane. Continue for a few hundred yards with Mallaig being on the right hand side just before Lady Lumley's School. What3words: ///majority.shudders.hired

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Pickering, YO18 7AA. Tel: 01751 472800. The postcode for this property is YO18 8AP



Accommodation

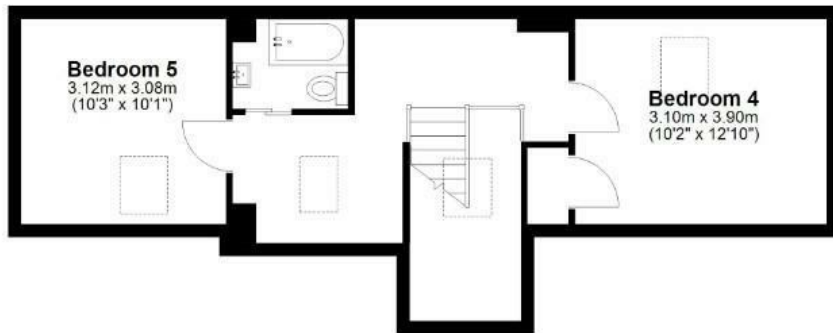
Ground Floor

Approx. 116.0 sq. metres (1248.3 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



Total area: approx. 157.1 sq. metres (1690.9 sq. feet)

Mallaig, Pickering

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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			
		50	78
England & Wales		EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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