

ROUNTHWAITE & WOODHEAD

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



1 MEADOW ROAD, PICKERING, NORTH YORKSHIRE, YO18 8NW

A detached chalet bungalow located on the edge of the town

Entrance Hall

Sitting Room

Dining Room

Kitchen

Utility Room

Conservatory

Ground Floor Bedroom

Two further Bedrooms

Bathroom

Integrated Garage

Gas Central Heating

uPVC Double Glazing

Drive Parking

Front & Rear Gardens

EPC Rating D

PRICE GUIDE: £385,000

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

Meadow Road is located on the Western edge of Pickering and is a quiet established street lined by both houses and bungalows which were built primarily in the 1970's. No.1 is a detached chalet bungalow located at the very start of the street. It has a Northerly front aspect with a resulting South facing, well stocked rear garden as well as an integrated garage and ample drive parking in front of it.

Inside the accommodation is over two floors with a sitting room that spans the full depth of the property and that also opens onto a conservatory that overlooks the rear garden. There is a fitted kitchen, again to the rear of the property, with an adjoining dining room to one side of it and a utility room to the other. No.1 also has a ground floor room allocated as a good sized double bedroom. From the central entrance hall stairs rise to access two further bedrooms along with the house bathroom.

Outside there is an established front garden with shrubs and herbaceous plants which is flanked by a double width hardstanding drive. A footpath runs around the side of the property accessing a good sized, private garden which is mostly to lawn but with colourful herbaceous beds, a paved patio and a timber framed shed.

General Information

Location: Pickering is a thriving market town found at the foot of the North York Moors National Park, along the A170 Thirsk to Scarborough Road. As a result there are excellent links to the East Coast and City of York where the Intercity train Service runs from London to Edinburgh. Pickering has a good range of shops, a Monday street market, reputable schools for all ages and amenities that include doctors surgery, dental clinics and library. There are also a wealth of recreational activities close to hand, such as Dalby Forest, The North York Moors Steam Railway and Pickering Castle.

Services: Mains water, electricity and gas are connected. Connection to mains drains. uPVC double glazing. Gas Central Heating.

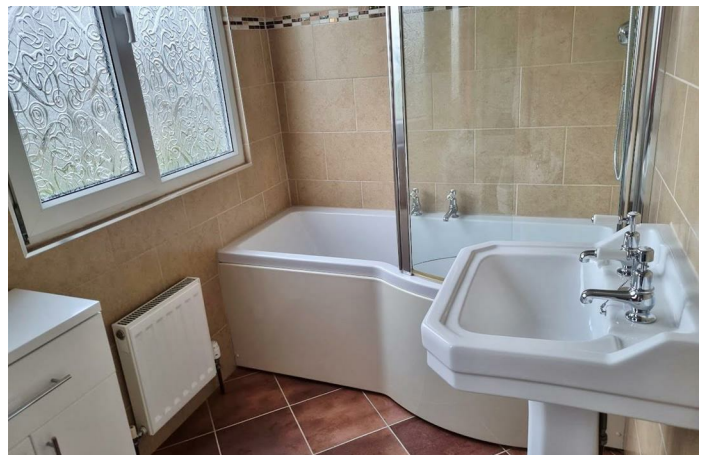
Council Tax: We are informed by North Yorkshire Council that this property falls in band D

Tenure: We are advised by the Vendors that the property is freehold and 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, from a Westerly (Helmsley) direction take the first exit left past the petrol station in Middleton. Travel a couple of hundred yards then taking the next available left turn signposted Northway. Continue up this road for a further few hundred yards taking the second turn off on the right, sign posted Meadow Road. No1 is immediately on the right hand side indicated by a Rounthwaite & Woodhead 'For Sale' board.

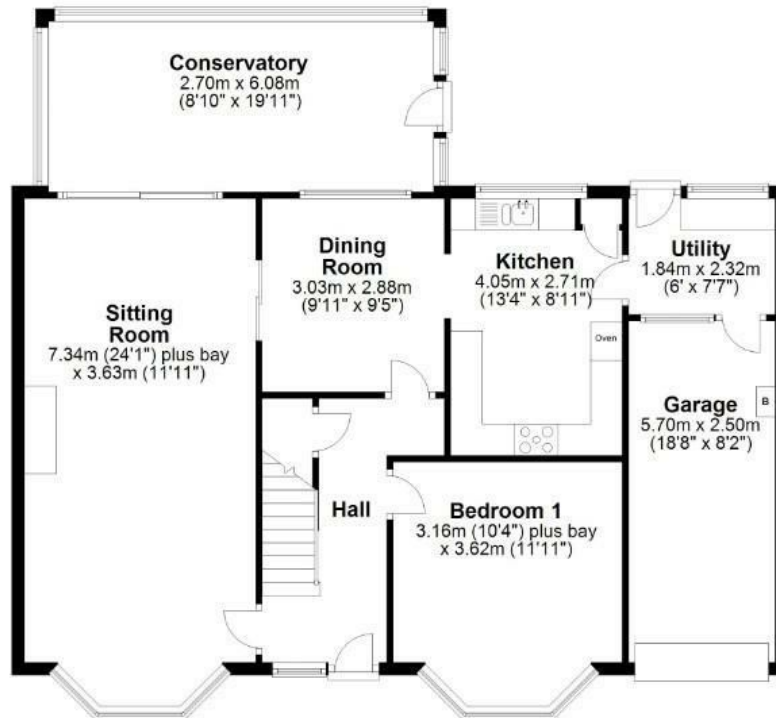
Post code: YO18 8NW **What3Words:** ///cycles.register.typically



Accommodation

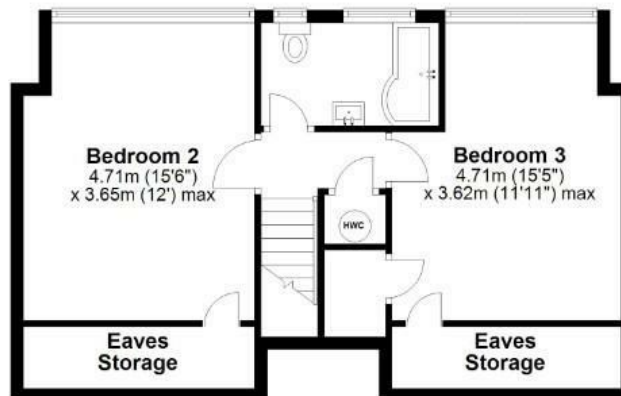
Ground Floor

Approx. 104.8 sq. metres (1128.5 sq. feet)



First Floor

Approx. 52.5 sq. metres (565.0 sq. feet)



Total area: approx. 157.3 sq. metres (1693.6 sq. feet)

1 Meadow Road, 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		
	62	74
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		
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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