

ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



19, OUTGANG ROAD, PICKERING, NORTH YORKSHIRE, YO18 7EW

A pleasant, terrace cottage with good sized garden
located just a short walk from the town's centre

Entrance	Two Bedrooms	Outhouse
Sitting Room	House Bathroom	Rear Garden
Dining Kitchen	Gas Central Heating	Street Parking
Boot Room/Porch	uPVC Double Glazing	EPC Rating D

PRICE GUIDE: £175,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

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.

Outgang Road is a street that runs parallel to the A170, to the South Eastern side of the town. It is lined with a mixture of differing property types from old period cottages to new build houses and apartments. Number 19 is at the western end of the street and has a southerly aspect and a surprisingly long garden to its rear. It has undergone a program of refurbishment over recent years that include a new central heating boiler and roof within the last 2 years. There is log burning stove in its front sitting room and space for a breakfast table in the kitchen and adjoining this is a useful bootroom/porch overlooking the rear garden. Upstairs there are two bedrooms (a double and a single) and a house bathroom. Immediately to the rear of the property is a small yard and access to a brick outbuilding. Beyond this is a shared access footpath for the terrace and then each property's own garden; which for no.19 is a garden down mostly to lawn with a metal shed at its end.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas Central Heating. Majority uPVC Double Glazing.

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

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 from a Southerly (Malton) direction take the first right turn after the petrol station signposted Outgang Road. No.19 is on the left hand side just a few hundred yards along indicated by a Rounthwaite & Woodhead 'For Sale' Board. Post code: YO18 7EW. What3Words - ///minority.workroom.contact



Accommodation

Ground Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.0 sq. feet)



Total area: approx. 69.0 sq. metres (742.2 sq. feet)

19 Outgang 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		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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