ROUNTHWAITE & WOODHEAD

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









24 MANOR DRIVE, PICKERING, NORTH YORKSHIRE, YO18 8DD

A four bedroom, family home with plenty of private parking within walking distance of the local shops and schools

Entrance	**Bathroom**	**Veranda**
Sitting Room	**Separate wc**	**Enclosed Rear Garden**
Dining Kitchen	**Gas Central Heating**	**Ample Private Parking**
Four Bedrooms	**uPVC Double Glazing**	**EPC Rating D**

PRICE GUIDE: £220,000

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

Manor Drive is a street located on the South Western edge of Pickering, lined predominantly with terraced houses thought to have been built in the 1950's and is a comfortbale walk to the town's shops, schools and amenities. No.24 is a mid terrace property who's current owners have altered the front garden into private resin covered, off street parking for numerous cars. The house has a rear garden that has been lovingly tended to by the current owners for years and has a useful timber framed veranda that over looks it from the house and offers useful dry shelter. There are a couple of timber framed sheds at the bottom of the garden and a side passage way that offers foot access to the front street.

Inside, the property has accommodation over two floors with a sitting room and dining kitchen that span the full depth of the house. Upstairs there are four bedrooms served by a bathroom and a separate toilet/wc.

Although the property might benefit from some cosmetic refurbishment it would be an ideal starter home for a first time buyer or young family to put their mark on.

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 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. Telephone connection subject to the usual British Telecom regulations. Recently fitted gas central heating. 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 that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Pickering, YO18 7AA. Tel: 01751 4872800.

Directions: Travelling into Pickering along the A170 in an Easterly (from Kirkbymoorside) direction take the third turn on the right after the Middleton garage/supermarket; sign posted Manor Drive. Continue approximately a hundred yards and then take the first available cul-de-sac on the left hand side.
What3Words - ///corded.clincher.power

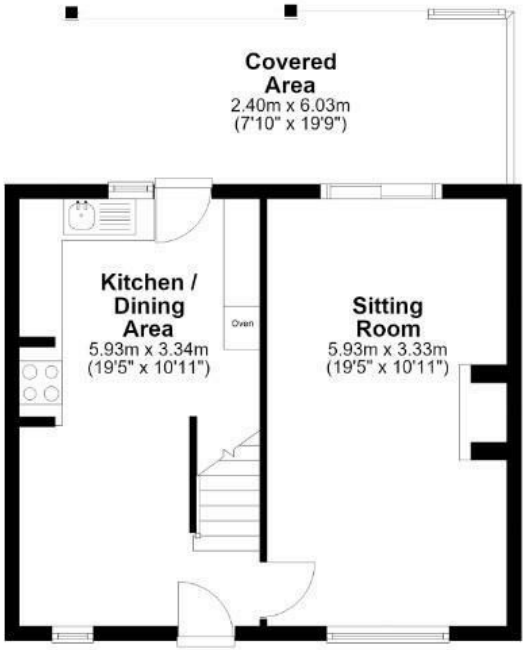




Accommodation

Ground Floor

Approx. 40.1 sq. metres (432.1 sq. feet)
(excluding Covered Area)



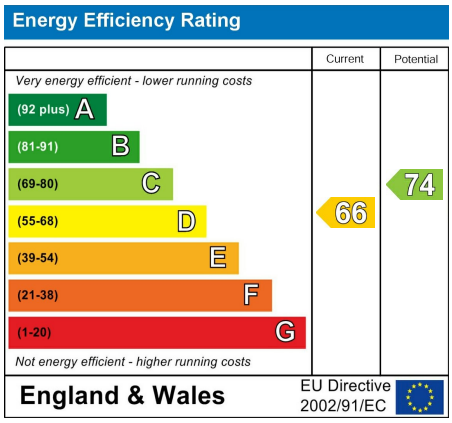
First Floor

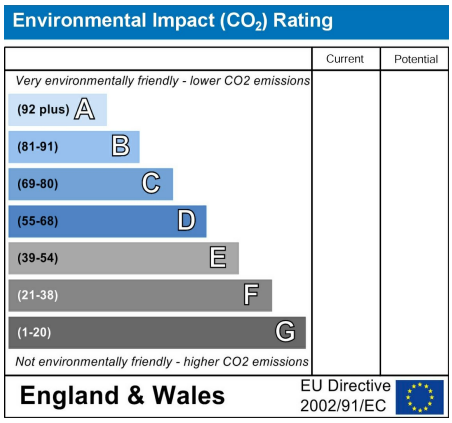
Approx. 46.9 sq. metres (504.6 sq. feet)



Total area: approx. 87.0 sq. metres (936.8 sq. feet)

24 Manor Drive, Pickering

















Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.