

ROUNTHWAITE & WOODHEAD

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



55 MAUDON AVENUE, PICKERING, NORTH YORKSHIRE, YO18 7EJ
A smartly presently end terrace house with secure rear garden and parking

Entrance Hall

Three Bedrooms

Private rear garden

Sitting Room

House Bathroom

Timber Framed Shed

Dining Kitchen

Double Glazing

Private Parking

Cloakroom/wc

Gas Central Heating

EPC Rating C

PRICE GUIDE: £225,000

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

Situated on a quiet modern development on the eastern edge of Pickering, this smart three-bedroom end terrace home, built in 2008, offers well-presented accommodation ideal for first-time buyers, young families, or investors alike.

The property benefits from a private and secure rear garden with an attractive sandstone flagged patio. It also comes with off-street parking for two cars that forms part of the brick set forecourt for the six properties that make up the terrace. Internally, the accommodation comprises an entrance hall with cloakroom/WC, an 'L-shaped' sitting room, and a good-sized fitted kitchen with ample space for dining and entertaining. To the first floor are three bedrooms and a modern house bathroom.

Further benefits include gas central heating and double glazing throughout. Offering comfortable modern living in a peaceful yet convenient location, this is an excellent opportunity to acquire a superb first home.

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. Double Glazing.

Council Tax: We are informed by North Yorkshire 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.

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

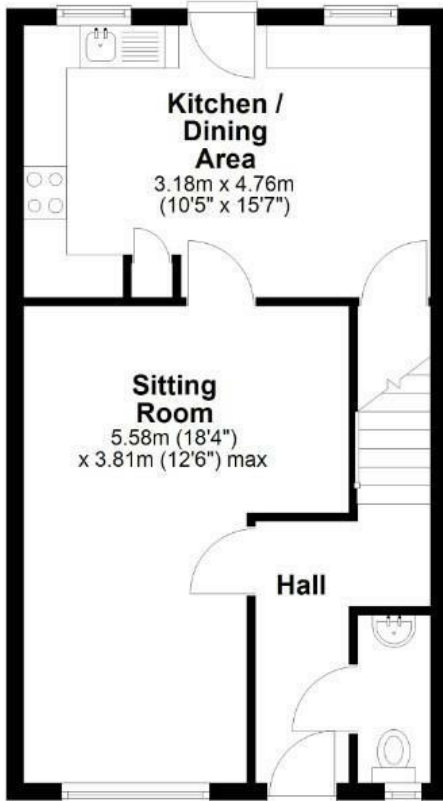
Directions: Travelling into Pickering along the A169 from a Southerly (Malton) direction take the first right turn after the Mickle Hill retirement village sign posted Crossgate Lane. Take the next right turn onto Outgang Road and continue for a few hundred yards before turning right onto Maudon Avenue. No. 55 is on the right hand side, just past the corner indicated by a Rounthwaite & Woodhead 'For Sale' board. What3Words - ///imperious.tablets.regaining



Accommodation

Ground Floor

Approx. 42.2 sq. metres (454.0 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.0 sq. feet)



Total area: approx. 84.3 sq. metres (907.9 sq. feet)

55 Maudon Avenue, 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	
77	82
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	



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

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