

ROUNTHWAITE & WOODHEAD

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



44 MANOR DRIVE, PICKERING, YO18 8DD

**A chain-free 3 bedroom end-of-terrace property
with wraparound gardens, generous living space and great potential**

Entrance Hall

Sitting Room

Kitchen/Diner

Utility Area

3 Bedrooms

Bathroom

uPVC Double Glazing

Gas Central Heating

EPC Rating C

Front, Rear & Side Garden

Street Parking

No Onward Chain

PRICE GUIDE: £195,000

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

Offered for sale with no onward chain, this well-maintained end-of-terrace home has been in the same ownership for over 50 years and provides an excellent opportunity for buyers seeking a property with generous accommodation and scope to personalise.

Constructed of traditional brick construction, the property occupies an enviable position at the end of a terrace of just four homes and enjoys a pleasant corner plot with gardens to three sides. Whilst some areas may now benefit from cosmetic updating, the house has been carefully looked after and improved over the years.

The accommodation includes a bright and spacious dual-aspect sitting room together with a generously sized kitchen/dining room offering ample space for a dining table. To the first floor are three bedrooms, including a principal bedroom with full-height fitted wardrobes, and a family bathroom fitted with a white suite.

Further benefits include gas-fired central heating and uPVC double glazing throughout.

Outside, the wraparound gardens comprise areas of lawn, established planted borders and a useful garden shed. Although there is no allocated private parking, the property is situated at the end of a quiet no-through close where on-street parking is generally readily available.

With vacant possession and no onward chain, this appealing home is available for immediate purchase, making it an ideal opportunity for first-time buyers, families and retirees alike.

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: North Yorkshire Council - band C.

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

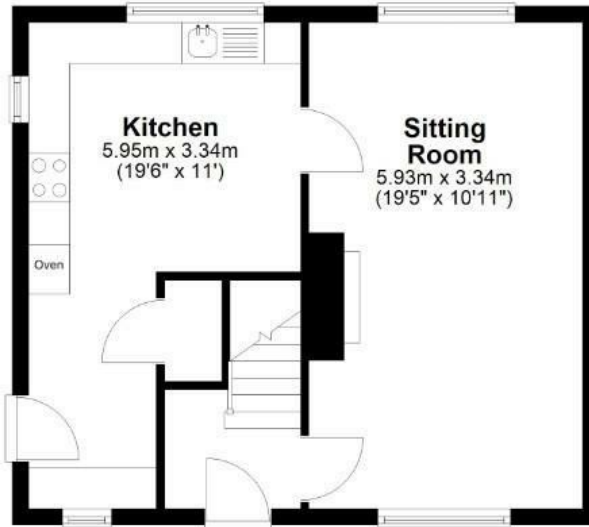
Viewing Arrangements: Strictly by prior appointment through the Agents: Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 430034 or 472800



Accommodation

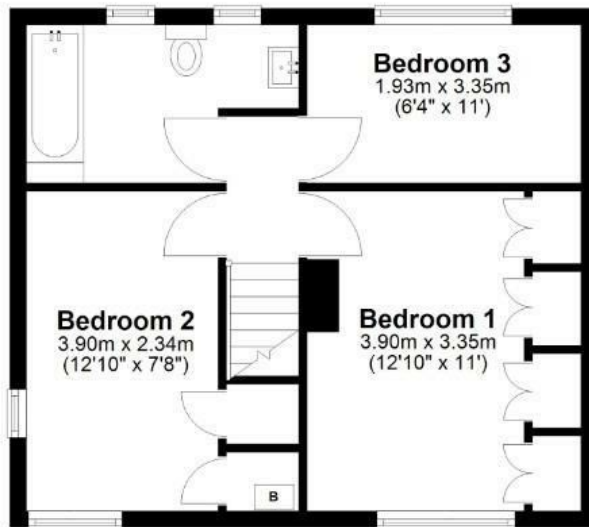
Ground Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.7 sq. feet)



Total area: approx. 80.2 sq. metres (863.0 sq. feet)

44 Manor Drive, 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			
		69	76
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	



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.

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

ROUNTHWAITE & WOODHEAD