

ROUNTHWAITE & WOODHEAD

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



72 WOODLANDS PARK, PICKERING, YO18 7AH

**A modern detached family home on an established development
on the edge of this attractive market town**

Entrance Hall	Cloakroom	Open Plan Kitchen/Dining
Utility Room	Sitting Room	4 Bedrooms
En Suite Shower Room	Bathroom	EPC Rating
Garage & Attached Store Room	Additional Parking	Enclosed Rear Garden

GUIDE PRICE £365,000

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

This attractive four-bedroom detached family home, built approximately 14 years ago, is situated on an established development of mixed properties on the edge of this highly regarded market town.

The property offers well-balanced and versatile accommodation throughout. The ground floor features a spacious open-plan kitchen/living/dining area, ideal for modern family living and entertaining, with glazed doors opening directly onto the rear garden. A useful adjoining utility room provides additional practicality. There is also a generous south-facing sitting room, filling the space with natural light, along with a convenient downstairs cloakroom accessed from the entrance hall.

To the first floor, there are four well-proportioned bedrooms. The principal bedroom benefits from an en suite shower room, while the remaining three bedrooms are served by a family bathroom.

Externally, the property enjoys a neatly enclosed rear garden, predominantly laid to lawn, offering a safe and private outdoor space. There is a single garage with an attached store room, ideal for housing garden furniture and equipment, along with driveway parking to the front.

A well-presented home in a sought-after location, ideally suited to family buyers seeking space, comfort, and convenience. The property is unoccupied and there is no onward chain. It can, therefore, be purchased without delay.

General Information

Location: Pickering is an attractive market town situated along the A170, Thirsk to Scarborough road. It is a short drive to the east coast and to the surrounding market towns of Helmsley and Malton. Malton having regular rail links to the City of York and beyond. Pickering has a busy Monday Street market, a good selection of shops, schools and amenities which include doctors surgery, dentists and library.

Services: Mains water, gas and electricity are connected. Connection to mains drains. Gas fired central heating. uPVC double glazing.

Council Tax: North Yorkshire Council - band E.

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

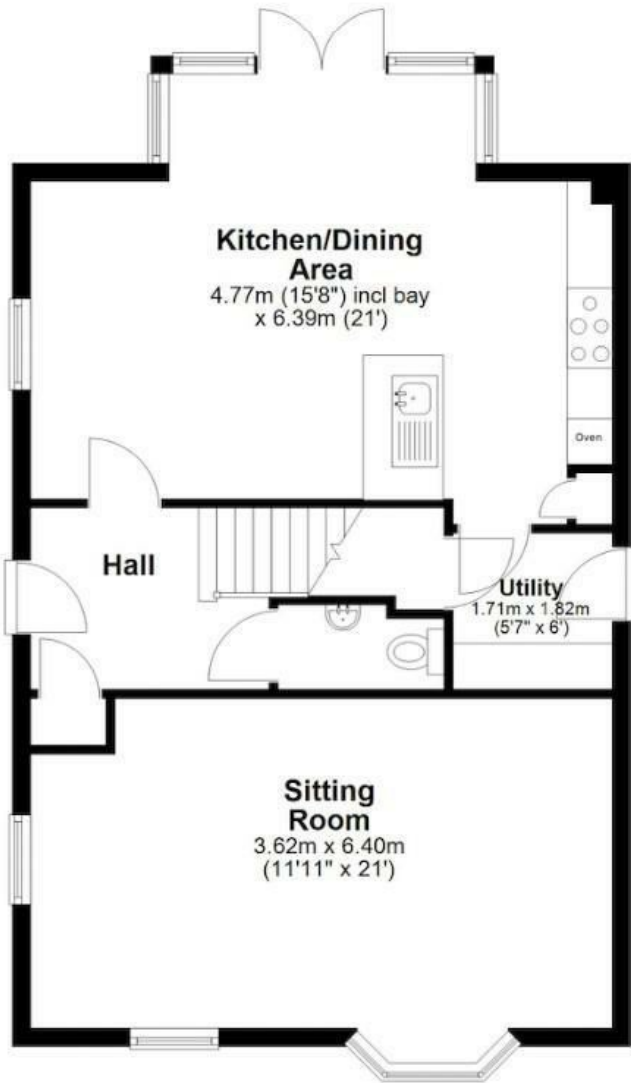
Viewing Arrangements: Strictly by prior appointment through the agents Messrs Rounthwaite and Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034 OR 01751 472800.



Accommodation

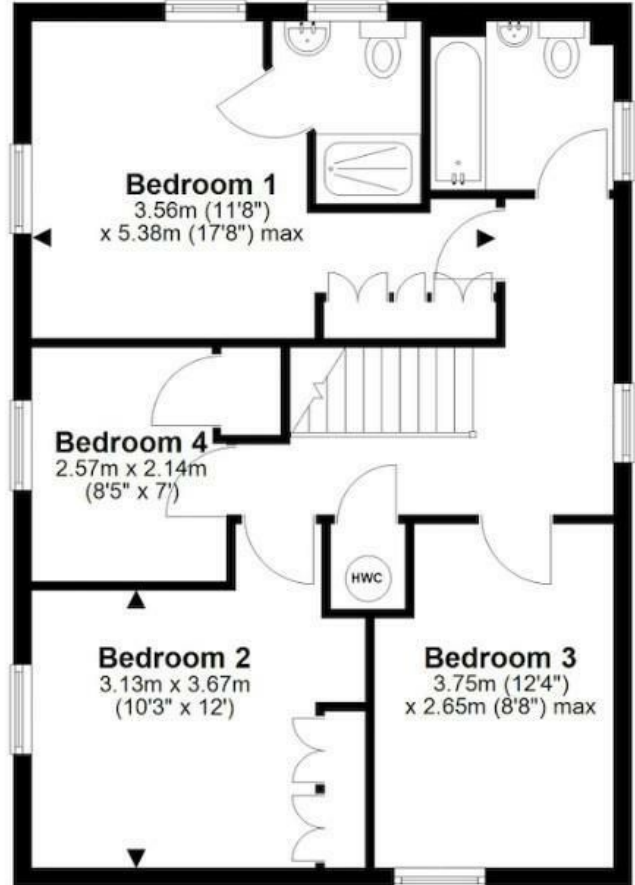
Ground Floor

Approx. 63.6 sq. metres (685.0 sq. feet)



First Floor

Approx. 59.4 sq. metres (639.0 sq. feet)



Total area: approx. 123.0 sq. metres (1324.0 sq. feet)

72 Woodlands Park, 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			
		79	83
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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