ROUNTHWAITE & WOODHEAD

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









65 WOODLANDS PARK, PICKERING, NORTH YORKSHIRE, YO18 7AH

A two bedroom, semi detached property, centrally located on this modern development with the advantages of two parking spaces and an easy walk to the town's amenity

Entrance Hall	**Two Double Bedrooms**	**Secure Rear Garden**
Cloak Room/wc	**House Bathroom**	**2 Private Parking spaces**
Kitchen	**Gas Central Heating**	**EPC Rating C**
Living Room	**uPVC Double Glazing**	**No Onward Chain**

PRICE GUIDE: £199,000

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

Woodlands park is a development built by David Wilson Homes in 2012 to the Northern edge of the town, yet still a comfortable walk to its services. The Development of just over 90 homes covers a cross section of 2, 3, 4 and 5 bedroom properties that benefit from parkland to its northern flank. This in part has a footpath that offers a circuit to walkers and runners alike and is an area of civic amenity. The footpaths lead to the Newbridge cycle areas, the steam railway, Pickering Castle and the woods beyond.

No.65 is a semi detached town house with two car parking spaces to its front elevation and a garden to its rear comprising both lawn and sand stone flagged patio. With the benefits of uPVC double glazing, gas central heating and solar panel water heating, the accommodation comprises an entrance hall flanked by a fitted kitchen and a cloakroom. The living room is located to the back of the house and has patio doors overlooking the garden. Upstairs there are two double bedrooms served by a family bathroom.

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, vets and library.

Services: Mains water, gas and electricity are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas fired Central Heating. uPVC double glazing. Solar Panel to supplement water heating.

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

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

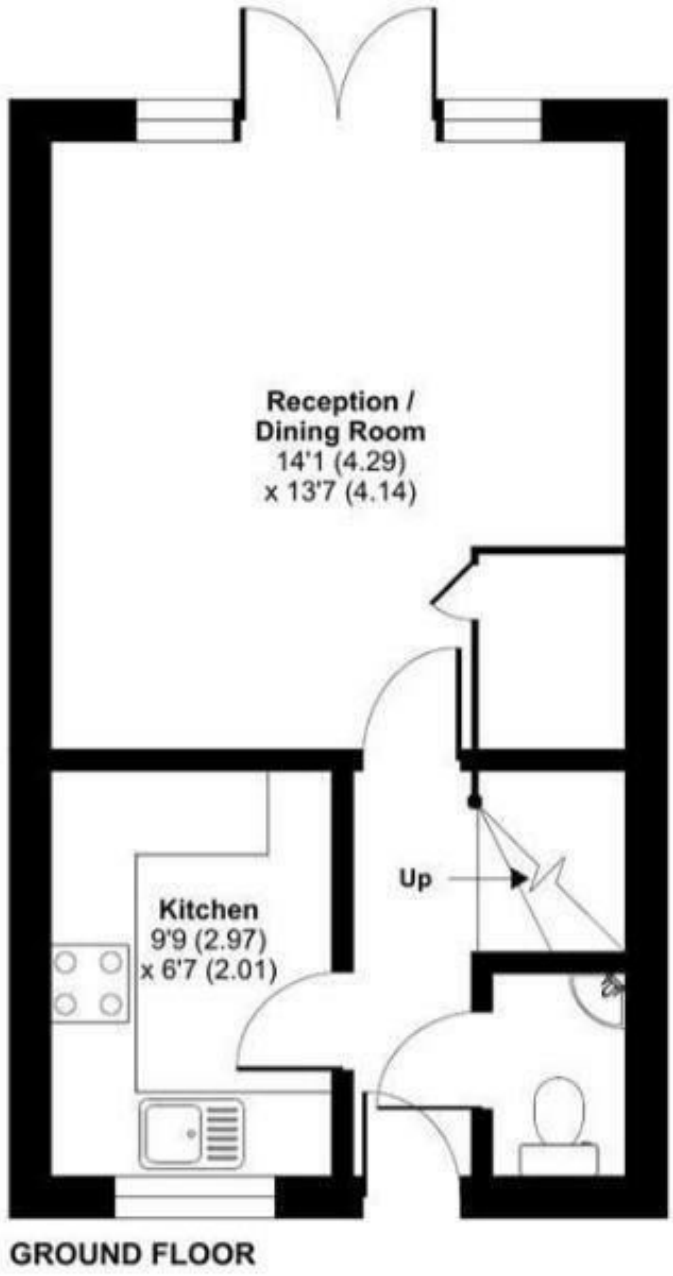
Viewing Arrangements: Strictly by prior appointment through the agents Messrs Rounthwaite and Woodhead, Market Place, Pickering. Telephone: 01751 472800

Directions: From the roundabout in the centre of Pickering (along the A170) by the Forest and Vale Hotel, travel North up the A169, Whitby Road, past the church yard on the right. Woodlands Park is the last development on the left hand side. Turn onto the development and continue straight down into its centre baring left at the fork, continue past the corner with no. 65 being on the right hand side indicated by a Rounthwaite & Woodhead ‘For Sale’ board.
What3Words - ///plankton.sweeter.revealing

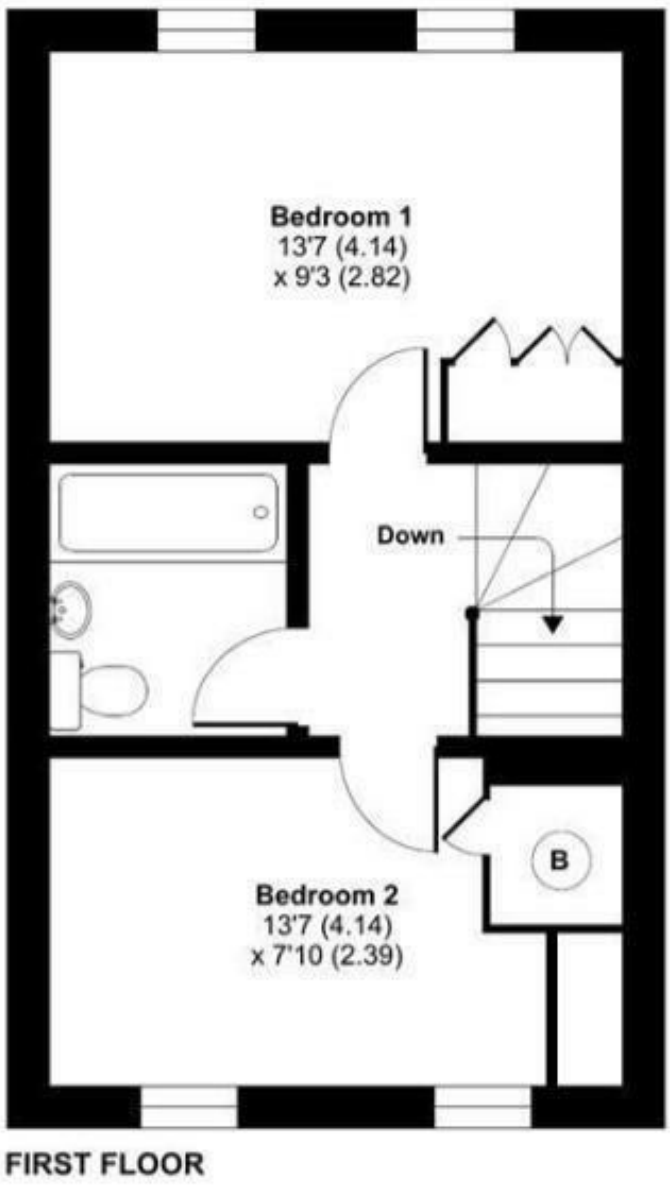




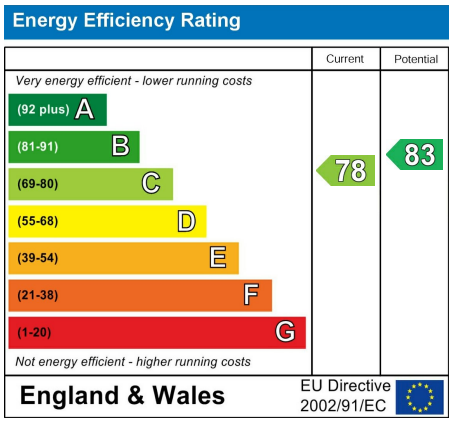
Accommodation

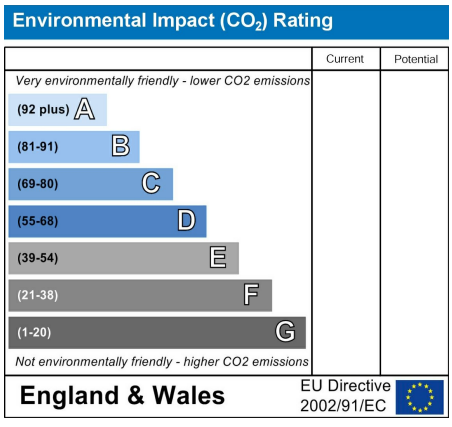


GROUND FLOOR



FIRST FLOOR

















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