

ROUNTHWAITE & WOODHEAD

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



27 CASTLEGARTH, THORNTON-LE-DALE, PICKERING, YO18 7SY

A semi detached three bedroom property with a good sized garden at the entrance to an establish street, close to the amenity of the village

Entrance Hall	Three Bedrooms	Good Sized Garden
Sitting Room	Bathroom	Street Parking
Dining Kitchen	Adjoined Outbuilding	Local Occupancy Clause
Utility/Boot Room	uPVC Double Glazing	No Onward Chain
Cloakroom/wc	Gas Central Heating	EPC Rating D

PRICE GUIDE: £190,000

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

Castlegarth lies on the western side of Thornton-le-Dale and is a street with wide grass verges, made up of semi detached houses. It is just a short 5 minute walk from good local amenities available within the village including family baker, newsagents, grocery store, doctors surgery, post office and chemist. Pickering is some three miles to the West where all the usual market town facilities are available and Thornton-le-Dale is on a good bus route to other market towns in the area and to Scarborough on the east coast.

No.27 is a semi detached house positioned at the entrance of this close with a decent garden to its rear. The house has been refurbished over recent years and offers accommodation that comprises a front entrance hall leading to a sitting room, a kitchen that spans the depth of the house, giving ample space for a dining table and a separate utility/boot room and adjoining wc. Upstairs there are three bedrooms and a family bathroom.

The property has gas central heating and uPVC double glazing and would suit a first time buyer or young family trying to get on the housing ladder. A purchaser must satisfy the local occupancy clause and will have to have their eligibility confirmed by the local planning authority.

General Information

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.

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.

Note: To fulfil the local occupancy planning condition the owner (or tenant) must be someone who:

- Have permanently resided in the parish, or an adjoining parish (including those outside the District), for at least three years and are now in need of new accommodation, which cannot be met from the existing housing stock, or
- Do not live in the parish but have a long standing connection to the local community, including a previous period of residence of over three years but have moved away in the past three years, or service men and women returning to the Parish after leaving military service, or
- Are taking up full-time permanent employment in an already established business which has been located within the parish, or adjoining parish, for at least the previous three years, or
- Have an essential need arising from age or infirmity to move to be near relatives who have been permanently resident within the District for at least the previous three years.

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

Directions: Travelling along the A170 from a Westerly (Pickering) direction, come down the hill into the village taking the first available right turn signposted Roxby Road. Past the play ground take the next right turn on to Castle Road. No.27 Castlegarth being the first property on the left hand side on the corner.

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Accommodation

Ground Floor

Approx. 51.2 sq. metres (551.6 sq. feet)



First Floor

Approx. 42.6 sq. metres (459.0 sq. feet)



Total area: approx. 93.9 sq. metres (1010.6 sq. feet)

27 Castlegate, Thornton le Dale

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	
	81
	65
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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