

# ROUNTHWAITE & WOODHEAD

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



## 35 WESTLANDS, PICKERING, NORTH YORKSHIRE, YO18 7HJ

A well presented end terrace property on a quiet, established development located on the Northern edge of the town and a comfortable walk to the town centre

Entrance Hall

Three Bedrooms

Front and Rear Gardens

Cloakroom

Bathroom

Garage

Sitting Room

uPVC Double Glazing

No Onward Chain

Kitchen Diner

Night Storage Heating

EPC Rating D

**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](mailto:enquiries@rwestateagents.co.uk)

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

Pickering is a thriving market town that lies on the A170, Thirsk to Scarborough Road. It has a good range of shops, an active Monday street market and amenities that include Doctors surgery, Dentists, Library and schools for all ages. There are excellent road links to the neighbouring market towns of Helmsley, Malton and Kirkbymoorside, East Coast and the City of York. Malton has a train station that runs to York, where a service links to London in little over two hours.

Westlands is located to the Northern edge of the town and is a quiet close made up of a mixture property type; from detached relatively recently built bungalows to older terrace and semi detached houses. Number 35 is thought to have been constructed in the 1980's and is a brick built end terrace house with a separate garage and gardens to its front and rear. Inside there is a front entrance hall with a ground floor cloakroom. A good sized sitting room adjoins a fitted kitchen with room enough for a dining table. Upstairs there are three bedrooms served by the house bathroom.

## General Information

Services: Mains water and electricity are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Night storage heating. uPVC double glazing.

Council Tax: We are informed by Ryedale District council that this property falls in band C

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: Once in Pickering, from the roundabout where the A170/169 join, head North (towards Whitby) along the A169. Travel up the hill for a few hundred yards taking the left turn, signposted Westlands. Continue along the street for a few hundred yards, taking the left turn into a branching cul-de-sac. No.35 is located within the terrace of houses in front of you to the left hand side indicated by a Rounthwaite & Woodhead 'For Sale' board.

What3Words - ///stun.apes.flagged

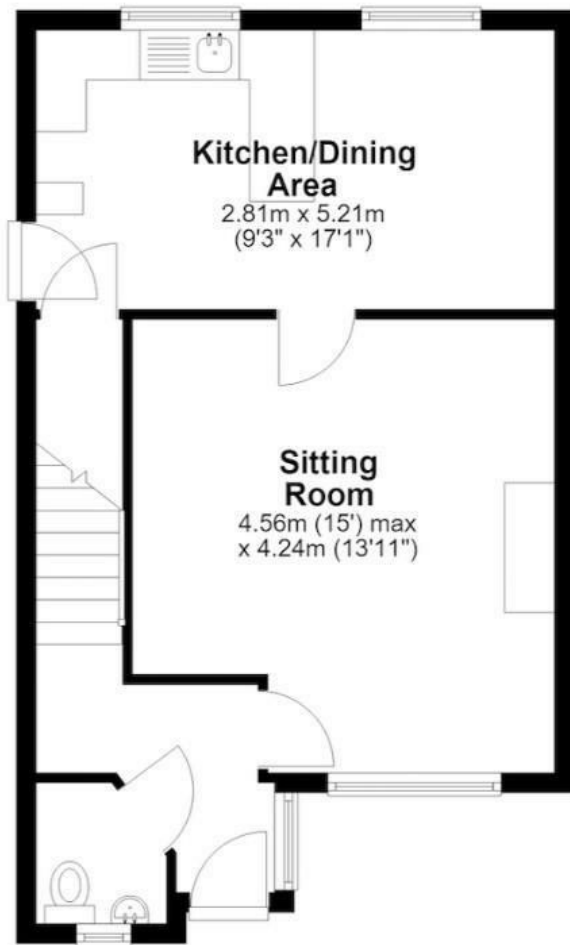
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## Accommodation

### Ground Floor

Approx. 42.2 sq. metres (454.4 sq. feet)



### First Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



Total area: approx. 79.6 sq. metres (856.7 sq. feet)

### 35 Westlands, Pickering

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>86</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>62</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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](http://www.rounthwaitewoodhead.co.uk)

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