

ROUNTHWAITE & WOODHEAD

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



9 MILL LANE, PICKERING, NORTH YORKSHIRE, YO18 8DJ

**A detached bungalow located opposite the sports fields
and only a few minutes walk to the town centre and its amenities**

Entrance Hall

Two Bedrooms

Drive Parking

Kitchen

Conservatory

Detached Garage

Sitting Room

Gas Central Heating

Front & Rear Gardens

Shower Room

uPVC Double Glazing

EPC Rating D

PRICE GUIDE: £260,000

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

Mill Lane is found to the Southern edge of the town and the bungalows that line it are thought to have been built by Barratts in the 1970's. This surrounding development is made up primarily of detached bungalows with the occasional house. Mill Lane is located opposite the sports fields, bowling club and is popular not only for its peaceful environment but also its proximity to the town's amenities, being just a few minutes walk, on the flat, to the shops, etc...

No.9 is a detached bungalow with a private South Easterly facing rear garden, ample drive parking and a detached garage. Inside, the property has quite recently had a new central heating boiler and shower room fitted. Its accommodation comprises a fitted kitchen with a dining peninsula, a good sized living room and two double bedrooms to its rear, one of which has a door that opens into a conservatory that over looks the rear garden. The property has uPVC double glazing and gas central heating.

Outside the bungalow has a front garden down mostly to lawn flanked by a hard standing drive that offers parking for a number of vehicles and extends to a detached garage. The rear garden is again laid down mainly to lawn and space behind the garage for a shed.

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 has a train station with regular links to the City of York and Intercity service beyond. Pickering has an active Monday Street market, a good selection of shops, schools for all ages and amenities which include doctors surgery, dentists, vets and library. There are interesting places to visit such as the Beck Isle Farming Museum, Pickering Castle, the North York Moors Steam Railway and the nearby Dalby Forest.

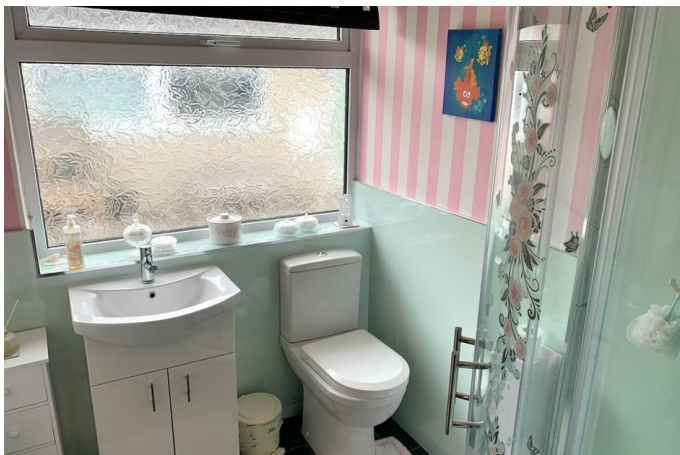
Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas Central Heating. uPVC Double glazing. Telephone connection subject to the usual British Telecom Regulations.

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

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

Directions: Travelling into Pickering along the A169 in a Northerly (from Malton) direction take the first turn on the left after the petrol station; sign posted Recreation Road. Take the immediate left turn onto Mill Lane and continue for a couple of hundred yards where No.9 is located on the left hand side. What3Words - ///viewers.holds.foresight

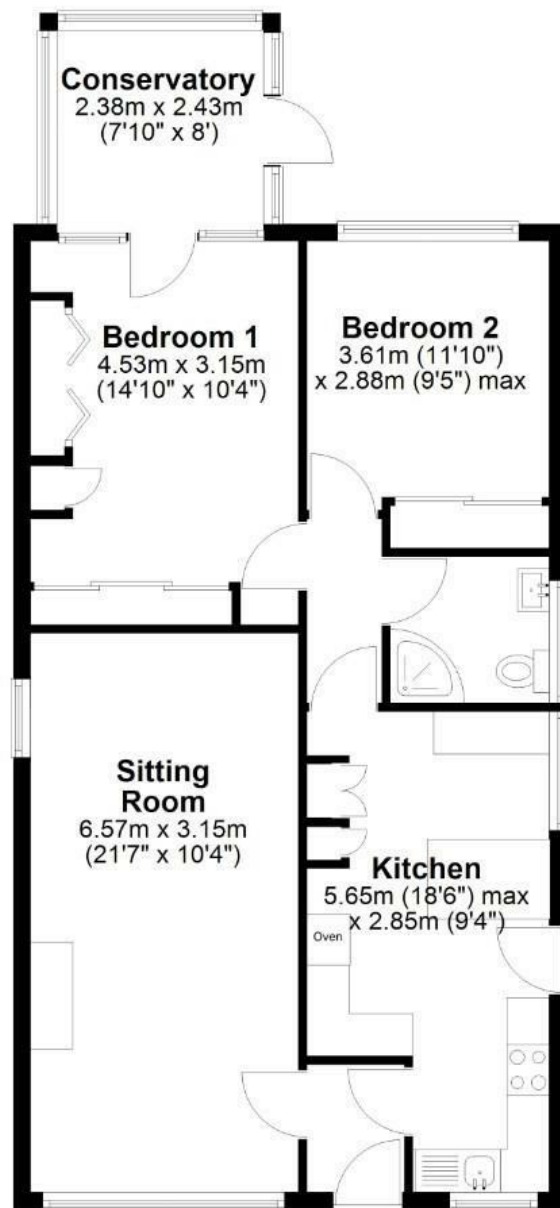
Viewing Arrangements: Strictly by prior appointment through the Agents:
Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034



Accommodation

Ground Floor

Approx. 74.4 sq. metres (800.6 sq. feet)



Total area: approx. 74.4 sq. metres (800.6 sq. feet)

9 Mill Lane, 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		
	60	72
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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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