

# ROUNTHWAITE & WOODHEAD

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



**22 OUTGANG ROAD, PICKERING, NORTH YORKSHIRE, YO18 7EL**

**A semi detached bungalow located in a peaceful residential area  
and just a short stroll to the shops and town's amenities**

<b>Kitchen</b>	<b>Ground Floor Bedroom</b>	<b>uPVC Double Glazing</b>
<b>Living Room</b>	<b>Dining Room/Bedroom 2</b>	<b>Front &amp; Rear Gardens</b>
<b>Cloak Cupboard</b>	<b>First Floor Bedroom</b>	<b>Single Garage</b>
<b>Inner Hall</b>	<b>En Suite Bathroom</b>	<b>Parking</b>
<b>Shower Room</b>	<b>Gas Central Heating</b>	<b>EPC Rating C</b>

**PRICE GUIDE: £245,000**

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 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 London/Edinburgh 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.

Outgang Road is located on the Southern edge of Pickering and runs parallel to the A170 on its Southern side. It is conveniently located for the swimming pool, Pickering's Sports club and is also less than a five minute walk to the shops. No.22 is one of 10 semi detached bungalows that occupy a horse shoe shaped development down a secluded drive off Outgang Road. It not only has an easily manageable lawned garden to the front but a lovely, well stocked, private garden to the rear that also adjoins its garage and parking. The bungalow itself has a relatively recent fitted kitchen along the side of the property and a good sized living room to its front, overlooking the close. There is a shower room and two bedrooms to the ground floor of the bungalow although one has been utilised as a separate dining room by the current owner. From an inner hall stairs rise to a third bedroom with an en suite bathroom. The property has uPVC double glazing and a boiler that is less than 5 years old.

## General Information

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 B

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

Directions: To access the property by car and approaching Pickering from a southerly direction along the A169 take the next available right turn immediately after the Garage/Spar supermarket; sign posted Outgang Road. Continue along this road for approximately 100 yards taking a right turn down a drive signposted for a select number of properties within the close and located just before the avenue of trees begin. The garage and parking is located at the end of the drive. On leaving the car a footpath runs around the side of some of the bungalows bringing you into the close by foot. No.22 is on the left hand side indicated by a Rounthwaite & Woodhead 'For Sale' board. What3Words - ///perfected.souk.swimsuits

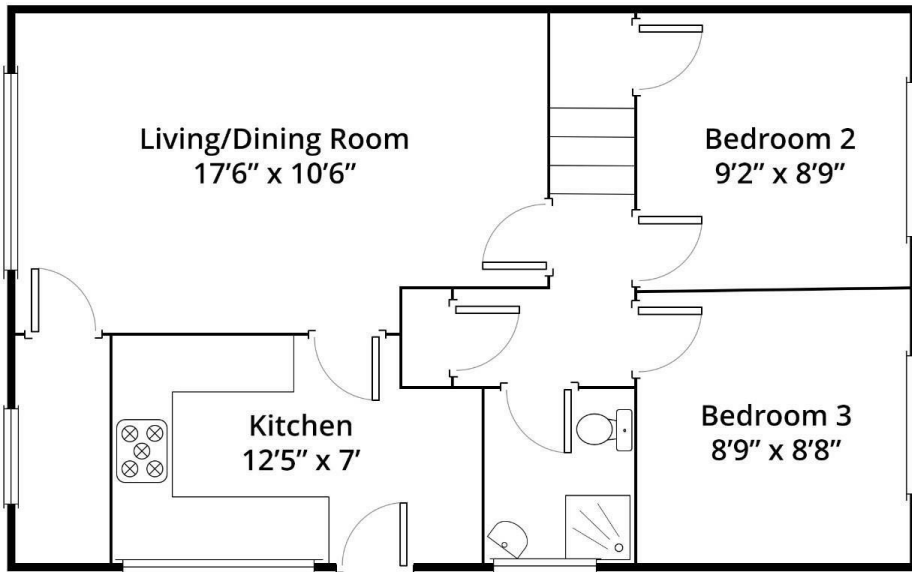
Viewing Arrangements: Strictly by prior appointment through the Agents:

Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034

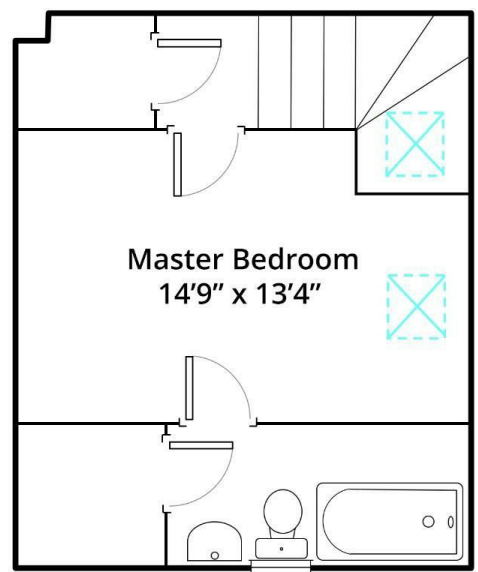


# Accommodation

22 Outgang Road, Pickering  
Ground Floor



First Floor



Not to scale. For illustration purposes only.

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			
		70	77
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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](http://www.rounthwaitewoodhead.co.uk)

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