ROUNTHWAITE & WOODHEAD

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









6 ALMA WAY, PICKERING, NORTH YORKSHIRE, YO18 7JH

A surprisingly spacious terrace house with garden and parking on a popular, established, development to the Eastern side of the town

Entrance Hall	**Cloakroom/wc**	**uPVC Double Glazing**
Sitting Room	**Three Bedrooms**	**Enclosed Rear Garden**
Dining Room	**Bathroom**	**Private Parking Space**
Kitchen/Diner	**Gas Central Heating**	**EPC Rating D**

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

Pickering is a thriving market town found at the foot of the North York Moors National Park, along the A170 Thirsk to Scarborough Road. As a result there are excellent links to the East Coast and City of York where a train service runs from London to Edinburgh. It has a good range of shops, a Monday street market, well respected schools for all ages and amenities that include Doctors surgery, Dentist, Vets and library. There are also a wealth of recreational activities close to hand, such as Dalby Forest, The North York Moors Steam Train and Pickering Castle.

Alma Way is found to the North eastern side of Pickering and forms part of the popular Tay Home Development. It is a quiet cul-de-sac made up of a mixture of houses and apartments all of which are a short walk to the town centre. No.6 is a mid terrace house with a rear garden and a private allocated parking space. The house might benefit from some cosmetic improvements yet offers a generous amount of accommodation that comprises a sitting room to the front of the house linking through an archway to a separate dining room. The kitchen has been extended over the years to offer a galley kitchen with wall and base storage units that open out to a dining area with a vaulted ceiling and a stable door that opens onto the rear garden. The ground floor is completed by a cloakroom/wc off the kitchen. Upstairs there are three bedrooms served by a house bathroom.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas 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 Vendors that the property is freehold and vacant possession will be given upon completion.

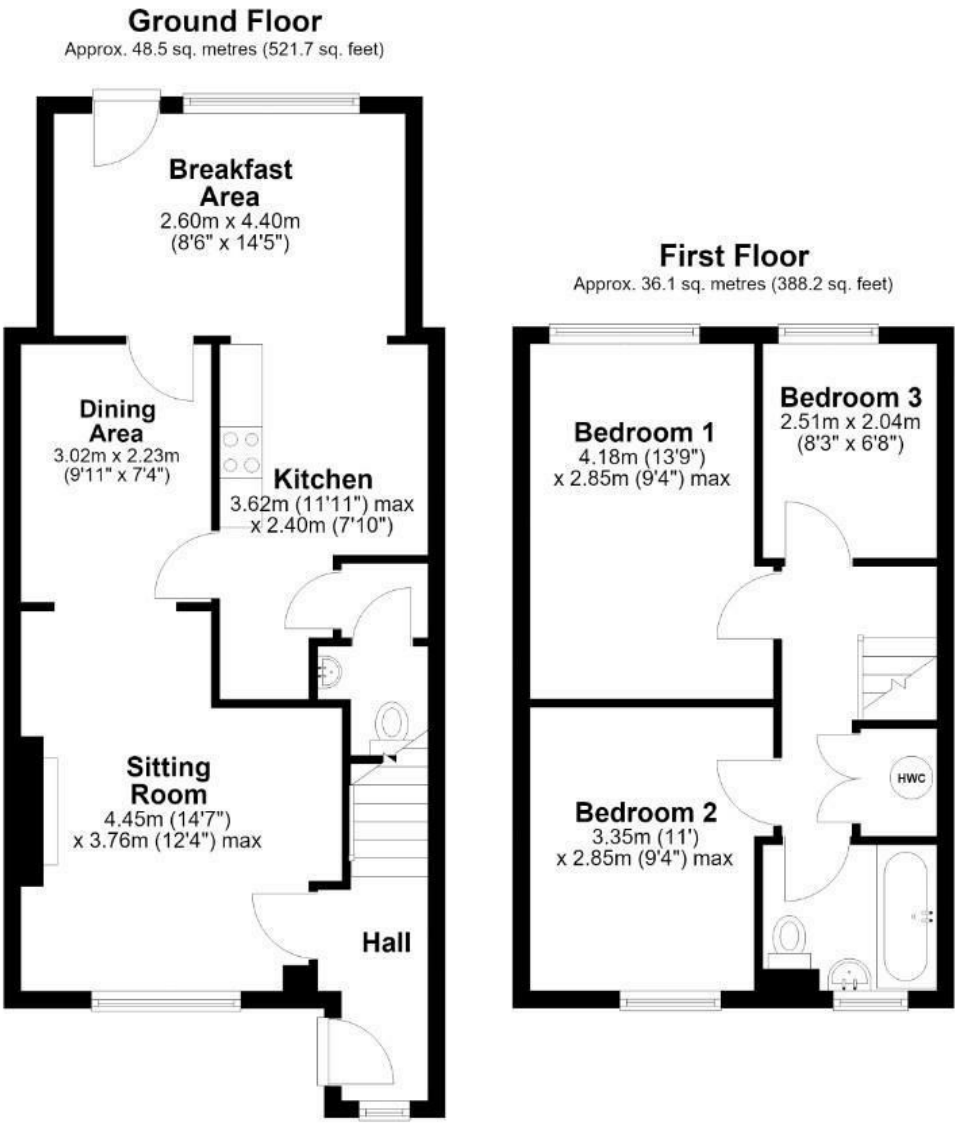
Directions: From the A170 (and the roundabout along side the Forest and Vale Hotel) Head North, along the B169 (Kirkham Lane). Continue up the slope for not more than 100 yards where you will take a right turn onto Ruffa Lane. Go past the School on the left hand side and continue for a further 400 yards. There is a left turn sign posted Green Howards Road, following the road around to the right until taking a right turn onto Alma where no.6 is found on the right hand side. What3Words - ///pokes.copy.royal

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



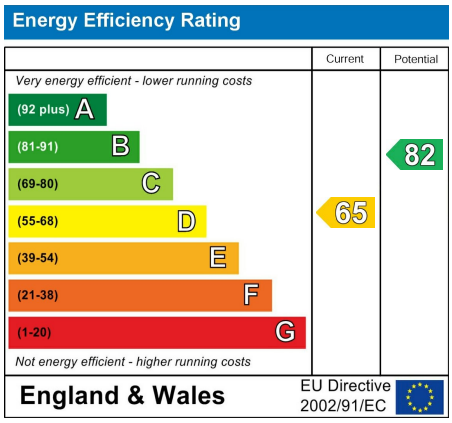


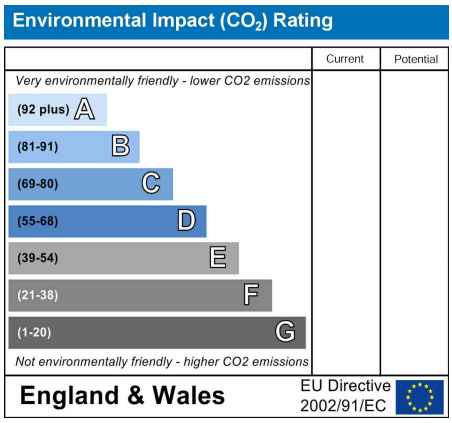
Accommodation



Total area: approx. 84.5 sq. metres (909.9 sq. feet)

6 Alma Way, Pickering












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