

ROUNTHWAITE & WOODHEAD

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



3 SCHOOL ROW, ROSEDALE EAST, PICKERING, YO18 8RQ

A charming, former miners cottage surrounded by breathtaking countryside

Entrance

Two Bedrooms

Front and Rear Gardens

Sitting Room

Shower Room

Brick Outbuilding

Kitchen

uPVC Double Glazing

Outstanding Views

Bathroom

Electric Radiators

EPC Rating F

PRICE GUIDE: £232,000

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

School Row is an attractive row of stone under slate roof cottages situated just over a mile north of Rosedale Abbey. Historically they were occupied by the workers of the old iron mines and lime kilns and stand prominently surrounded by open countryside and their rear gardens are flanked by farmland. No.3 is a mid terrace cottage that has a sitting room with an open fire to its front and a kitchen to the rear. The cottage also has the advantage of a ground floor bathroom with a panel bath and wc. Upstairs there are two double bedrooms and a house shower room. Some of the properties within the row have also extended in to the roof void.

Outside there is a long south facing garden to the front down primarily to lawn with a shared footpath extending to the front of the cottage and the adjoining neighbour. To the rear there is currently a cultivated flower bed that extends to another good sized rear garden that is covered with low maintenance gravel and that backs onto grazed fields. Many of the cottages have chosen to change some of the rear garden in favour of car parking. There is also a small outbuilding that might well have been an outside wc in days gone by. This cottage has been owned and lived in, full time, by the same family for over 50 years. It may well benefit from some refurbishment and updating but has a great potential whilst still being a lovely home for someone wanting to live in a rural environment.

General Information

Location: Rosedale Abbey nestles deep in the heart of the North York Moors National Park, truly one of the most picturesque villages in Ryedale surrounded by rolling hills and stunning scenery. Situated some 7.5 miles north of the A170 Thirsk to Scarborough road, Rosedale Abbey has a small primary school, glass studio, village stores and a pub. The nearby market towns of Pickering and Kirkbymoorside offer a good choice of shops, schools and other local amenities.

Services: Mains water and electricity are connected. Connection to mains drains. Electric Radiators.

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.

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

Directions: Traveling up from the A170, follow signs to Rosedale. Continue through the village heading north, passing Bell End Farm on the Right hand side. Stay on this road until the road forks taking the left fork sign posted Dale Head only. School Row is the next block of terrace cottages on the right hand side of the road. No.3 is identified by a Rounthwaite & Woodhead 'For Sale' board.

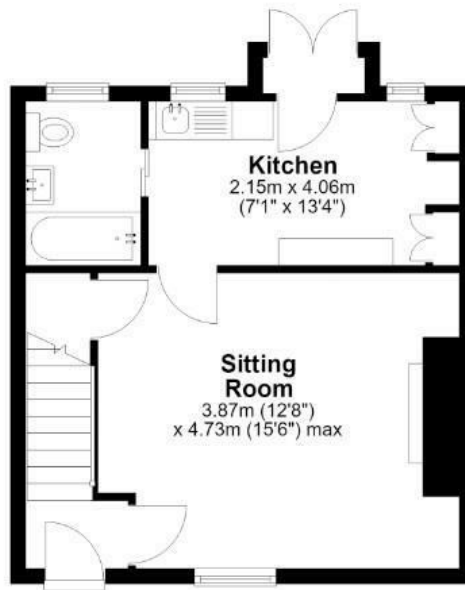
What3Words - [///passports.busters.agrees](https://www.what3words.com/#!/passports.busters.agrees)



Accommodation

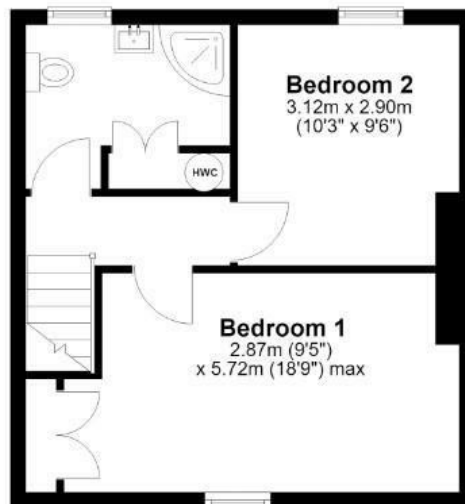
Ground Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.8 sq. feet)



Total area: approx. 70.2 sq. metres (755.6 sq. feet)

3 School Row, Rosedale East

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		
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

ROUNTHWAITE & WOODHEAD