

ROUNTHWAITE & WOODHEAD

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



ROSECROFT, MALTON ROAD, PICKERING, NORTH YORKSHIRE, YO18 7JL

A good sized, detached chalet bungalow within an easy walk of the town centre

Entrance Hall	Bedroom Three/Study	uPVC Double Glazing
Living Room	Two First Floor Bedrooms	Integrated Garage
Kitchen	Shower Room	Drive Parking
Cloakroom/wc	Separate wc	Private Rear Garden
Rear Porch/Boot Room	Gas Central Heating	EPC Rating D

PRICE GUIDE: £275,000

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 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. Malton Road as the name suggests is a section of the A169 that runs from the centre of the town in a southerly direction toward Malton. It is conveniently located for the swimming pool, Pickering's Sports club and is also less than a five minute walk to the shops.

Rosecroft is a detached chalet bungalow believed to have been built in the 1970's. It has a tarmac drive to it's front offering parking and that extends to a garage. To the rear there is an established private garden down mostly to lawn as well as having a timber framed summerhouse. The ground floor accommodation inside comprises a central entrance hall that links a good sized living room to the front of the property and that adjoins a fitted kitchen. There is also a bedroom and cloakroom/wc on the first floor along with a rear porch/boot room that accesses the integrated garage. Upstairs there are two further bedrooms, a shower room and a separate wc.

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 Ryedale District Council that this property falls in band D

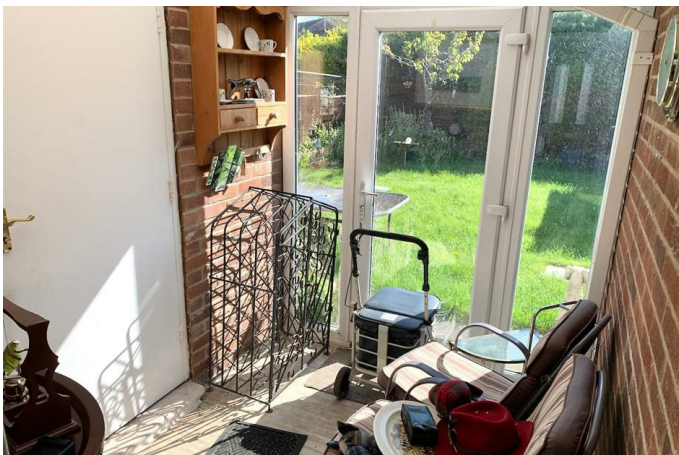
Tenure: We are advised by the Vendors that the property is freehold and vacant possession will be given upon completion.

Directions: Approaching Pickering from a southerly direction along the A169 Rosecroft is on the right hand side indicated by a Rounthwaite & Woodhead 'For Sale' board before the Spar petrol station and supermarket.

What3Words/// utility.showcase.advancing

Viewing Arrangements: Strictly by prior appointment through the Agents:

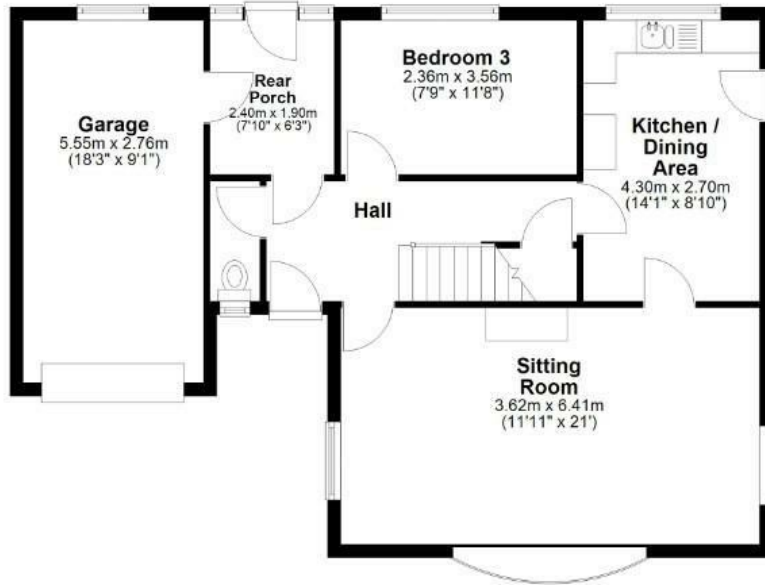
Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034



Accommodation

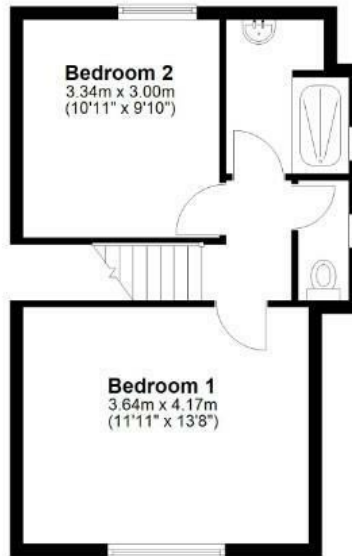
Ground Floor

Approx. 76.1 sq. metres (819.2 sq. feet)



First Floor

Approx. 37.3 sq. metres (402.0 sq. feet)



Total area: approx. 113.4 sq. metres (1221.1 sq. feet)

Rose Croft, Pickering

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	78
(39-54) E			
(21-38) F			
(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	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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