

ROUNTHWAITE & WOODHEAD

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



94 WHITFIELD AVENUE, PICKERING, YO18 7HY

A surprisingly spacious semi detached property with a good sized garden that would benefit from some cosmetic updating and refurbishment

Entrance Hall

Sitting Room

Kitchen

Living Room

Dining Room

Boot Room/Utility

WC

Four Bedrooms

House Bathroom

Gas Central Heating

uPVC Double Glazing

Single Garage

Ample Parking

Front & Rear Garden

EPC Rating C

PRICE GUIDE: £270,000

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

Whitfield Avenue is an established residential area of mixed properties situated on the eastern side of the town, within comfortable walking distance of the local amenities. No.94 Whitfield Avenue is thought to have been built in the 1970's and comprises a semi-detached brick chalet bungalow occupying a good sized plot. The property has been significantly extended over its time to both the side and rear and now offers accommodation that comprises a sitting room to the front of the property, a living room to the rear and a separate dining room all of which are linked by a central kitchen. There is also a useful rear boot room/utility and a separate wc. Upstairs there are 3 double bedrooms and a 4th single bedroom/study. These are serviced by a house bathroom.

Outside there is a private drive and some of the front garden could easily be altered for additional parking. There is a garage with a timber framed greenhouse to its easterly gable end. A footpath runs around the house to access the rear garden which is a surprisingly good size and down mostly to lawn with an additional paved patio.

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.

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas fired central heating. 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 C

Tenure: We are advised by the Vendor that the property is freehold and that 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.

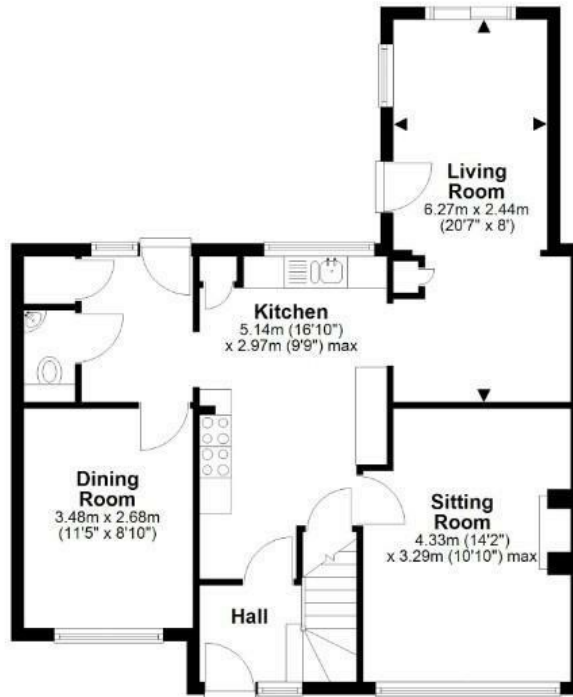
Directions: From the roundabout at the Forest Vale Hotel where the A170 and A169 cross, travel East along the A170 for a few hundred yards taking the third left turn sign posted Whitfield Avenue. No.94 is three quarters of the way up the street on the right hand side indicated by a Rounthwaite & Woodhead 'For Sale' board. what3words - [///ironclad.debt.tides](https://www.what3words.com/ironclad.debt.tides)



Accommodation

Ground Floor

Approx. 65.3 sq. metres (702.9 sq. feet)



First Floor

Approx. 55.6 sq. metres (598.0 sq. feet)



Total area: approx. 120.9 sq. metres (1300.8 sq. feet)

94 Whitfield Avenue, 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			
		73	81
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