

ROUNTHWAITE & WOODHEAD

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



11 THE ORCHARD, SNAINTON, SCARBOROUGH, YO13 9AU

A detached bungalow forming part of a quiet development that is orientated around a well maintained central green

Entrance Hall

Two Bedrooms

Front & Rear Gardens

Kitchen

Separate wc

Summer House

Living Room

Night Storage Heating

Single Garage

Bathroom

uPVC Double Glazing

EPC Rating F

PRICE GUIDE: £250,000

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

The Orchard is a small residential development constructed around 40 years ago located on the Southern edge of the village; just off Station Road. This close is made up of both houses and bungalows and arranged around open grassed spaces creating a pleasant open feel to the area. No.11 is a detached bungalow with an Easterly front aspect that overlooks the green. It has a sizeable, private rear garden and a single garage that forms part of a block across the way.

The bungalow might benefit from some cosmetic updating yet offers a good level of ground floor accommodation. A front entrance hall extends to a fitted kitchen with views over the green and a light and airy living room, with ample space for sitting and dining, has patio doors that overlook the rear garden. The two double bedrooms are served by a coloured suited bathroom and a separate wc and the property benefits from uPVC double glazing.

Outside there are herbaceous beds to the front of the bungalow and a footpath extends around the property giving access to a rear garden down mostly to lawn with flagged patio areas and a timber framed summer house.

General Information

Location: Snainton lies along the A170 Thirsk to Scarborough road, approximately 12 miles from Malton and 7 miles from Pickering. Both these market towns provide a wide range of shopping, schooling and recreational amenities and there is a train station at Malton with rail links to the City of York where there is a network service to London in under 2 hours. Snainton itself has a number of retail and recreational facilities including a well used village hall with post office and sport field, golf driving range, riding stables and livery, two pubs with catering and a well regarded primary school.

Services: Mains gas, water and electricity are connected. Electric night storage heating. uPVC Double Glazing. Mains drainage.

Council Tax: We are advised the property falls in band C.

Tenure: We are informed by the Vendors 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. Tel: 01751 472800

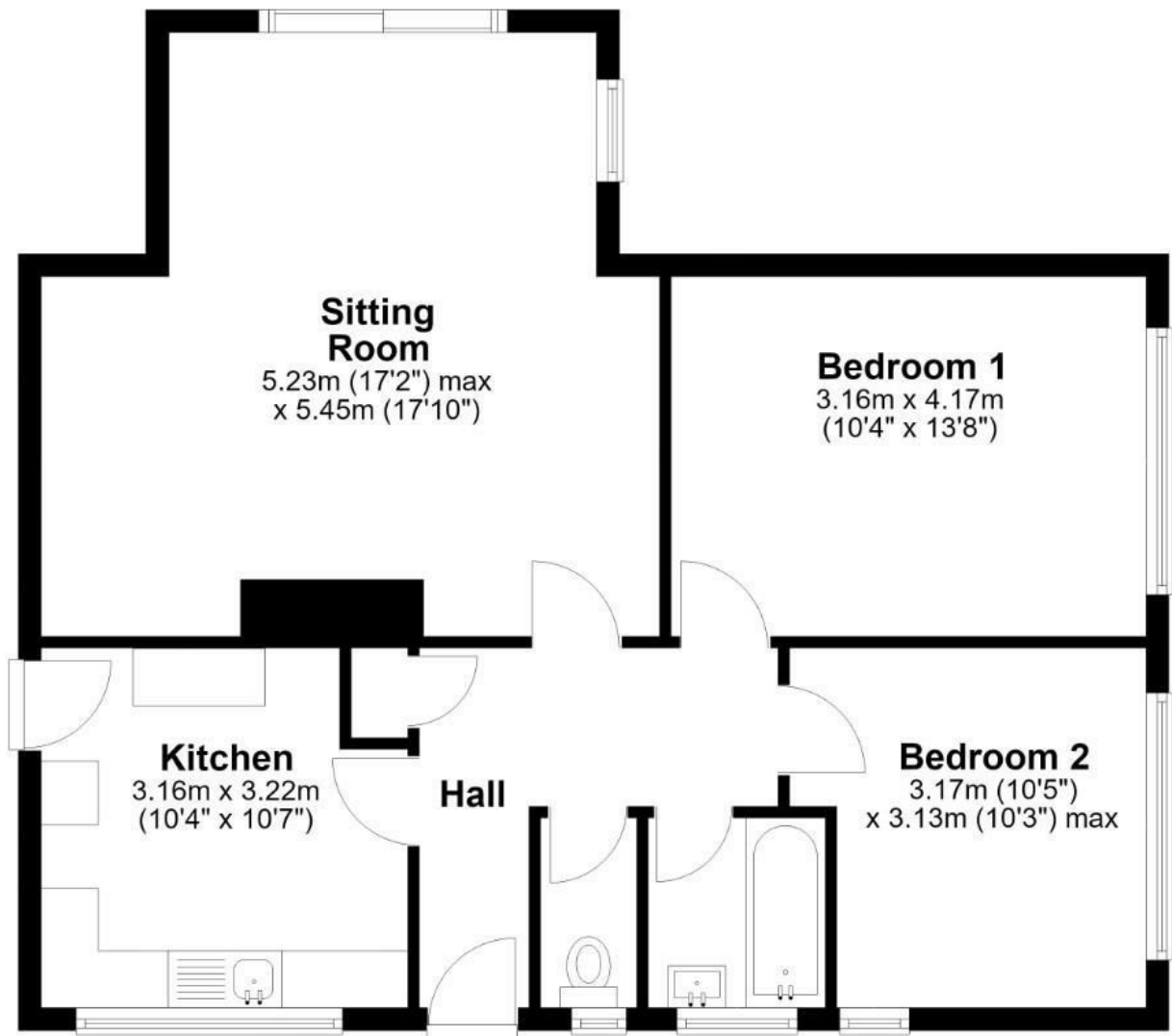
Directions: Travelling into Snainton along the A170 from a westerly (Pickering) direction, pass Hodgsons car show room and the turn off for the A64 on the right hand side of the road. Take the second next available right hand turn sign posted Station Road. Continue towards the end of the street with the Orchards being sign posted on the left hand side and no.11 being the second bungalow on the right hand side indicated by a Rounthwaite & Woodhead 'For Sale' board. What3Words - ///backdrop.scoping.events



Accommodation

Ground Floor

Approx. 69.8 sq. metres (750.8 sq. feet)



Total area: approx. 69.8 sq. metres (750.8 sq. feet)

11 The Orchard, Snainton

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		
		71
	34	
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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