

# 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**

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

**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](mailto:enquiries@rwestateagents.co.uk)

**[www.rounthwaite-woodhead.co.uk](http://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:

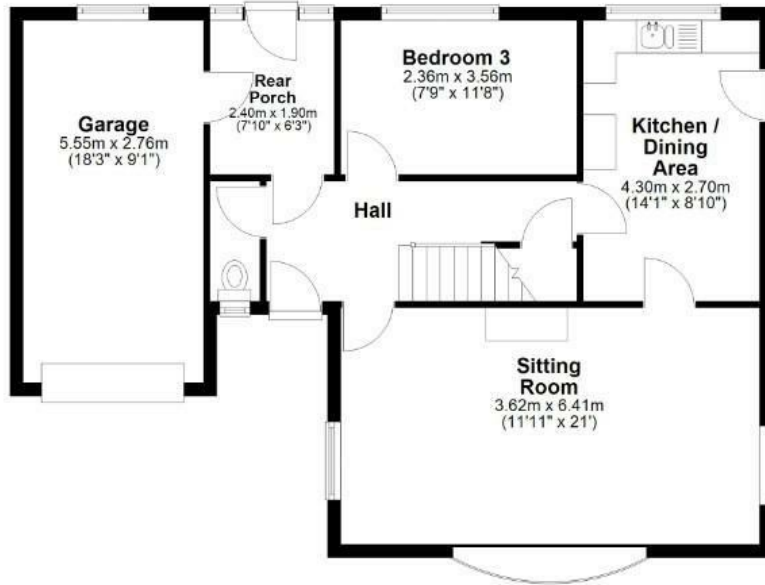
Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034



# Accommodation

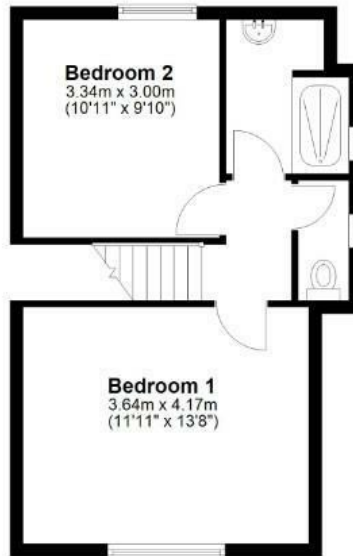
## Ground Floor

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	<b>78</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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](http://www.rounthwaitewoodhead.co.uk)

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