

ROUNTHWAITE & WOODHEAD

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



KINGFISHER COTTAGE, 29A UNDERCLIFFE, PICKERING, YO18 7BB

**A charming, Four bedroomed, mid terrace cottage
located opposite the North York Moors Steam Railway**

Entrance Hall	4 Bedrooms (Master en Suite)	Courtyard Garden
Sitting Room	House Bathroom	Store room/Outbuilding
Dining Room	uPVC Double Glazing	On Street Parking
Kitchen	Gas Central Heating	EPC Rating E

PRICE GUIDE: £205,000

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

Undercliffe is one of the older streets in Pickering that extends in a Northerly direction from the central market place. It runs along side the platform and tracks of the North York Moors Steam Train and is lined by an assortment of property type but mostly older character cottages. No.29a Undercliffe is a mid terrace cottage with a Westerly front aspect and a rear court yard garden. It has been used as a second home to its current owners who have undertaken a program of refurbishment in the fifteen years that they have enjoyed it. These improvements include a new roof, new uPVC windows, new boiler and master en suite bedroom.

From the tiled front entrance hall there is a sitting room with open fire to the front of the cottage. A separate dining room adjoins a fitted kitchen to the rear. On the first floor there are three bedrooms (One double, two singles) served by the house bathroom. Stairs raise from the landing into a good sized master bedroom with velux windows and an en suite bathroom.

Outside there is a brick set courtyard with a separate herbaceous bed across the way. Adjoining the kitchen but accessed from an external door there is also a useful store room. Parking is on street although the current owners buy a seasonal parking space just a short walk away.

General Information

Location: Pickering is a thriving market town found at the foot of the North York Moors National Park, with excellent links to the East Coast and City of York where the rail Service runs from London to Edinburgh. Pickering has a good range of shops, a Monday street market, well respected schools for all ages and amenities that include Doctors surgery, Dentist and library. There are also a wealth of recreational activities close to hand, such as Dalby Forest, The North York Moors Steam Railway and Pickering Castle.

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas Central Heating.

Council Tax: We are informed by North Yorkshire Council that the property falls into 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 where the A170/169 join head West (towards Kirkbymoorside) along the A170. Turn right at the traffic lights next to the Lidl supermarket; sign posted The Ropery. Continue just a few hundred yards up the street past the Steam train station on your left located on Park Street. Number 29a Undercliffe is found on the right hand side indicated by a Rounthwaite & Woodhead 'For Sale' board. What3Words - ///tablet.doubt.wriggle

Post code: YO18 7BB



Accommodation



Total area: approx. 104.0 sq. metres (1119.2 sq. feet)

29a Undercliffe, 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	
	71
53	
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	
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