

ROUNTHWAITE & WOODHEAD

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



26 MILL HOUSE POTTER HILL, PICKERING, YO18 8BJ

A Third floor, two bedroom apartment forming part of a sheltered housing complex

Entrance Hall

Two Bedrooms

Communal Gardens

Living Room

(smaller used as dressing room)

Laundry Room

Kitchen

Electric Heating

Residents Parking

Shower Room

Double Glazing

EPC Rating D

PRICE GUIDE: £120,000

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 a thriving market town found at the foot of the North York Moors National Park, along the A170 Thirsk to Scarborough Road. As a result there are excellent road links to the East Coast, City of York and neighbouring market towns of Helmsley and Kirkbymoorside. The Coastliner bus service runs frequent buses through Pickering linking with Malton and its train station that provides a direct line to York and its London to Edinburgh service. Pickering has a good range of shops and supermarkets, 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 Train and Pickering Castle.

Mill House is situated just off the main market place overlooking Pickering Beck and is but a very short walk to all of its amenities. This is a development of self contained flats, which form part of a retirement housing scheme providing a secure environment for the over 55's. The Mill House is specially designed to accommodate the retired and it has many features to assist the comforts of older people, including a lift to all floors, laundry facilities if required, door entry intercom and waist height sockets.

26 Mill House is a third floor, two bedroom apartment with the benefit of splendid views of the town. This apartment has a light dual aspect sitting room with a dining area that links through an archway to a fitted kitchen. There are two bedrooms (one currently used as a dressing room with fitted wardrobes) and a recently installed shower room. There is a communal garden area overlooking Pickering Beck and private residents car parking adjacent to Train Lane.

General Information

Services: Water and electricity are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Electric heating.

Council Tax: We are informed by North Yorkshire Council that the property falls in band B.

Management Charge: A monthly management charge of £200 per calendar month is currently payable for the year 2025 - 2026 this covers the following:-

- 1 Emergency Service – which is connected directed to Anchor House
- 2 Maintenance of the Lift
- 3 Cleaning and maintenance of communal areas
- 4 Garden maintenance
- 5 External paintwork and decoration
- 6 External window cleaning
- 7 Insurance of the building
- 8 Laundry room providing washing and drying facilities
- 9 Heating of common parts
- 10 Tunstall telecom door entry system

Tenure: We are advised by the Vendors that the property is Leasehold, held on a 999 year Lease which commenced in 1988. Recently the owners have collectively purchased their respective share of the freehold interest of the Mill House building. Management of these facilities are now arranged by Cundalls Estate Agents. Vacant possession of no.26 will be given upon completion.

Viewing

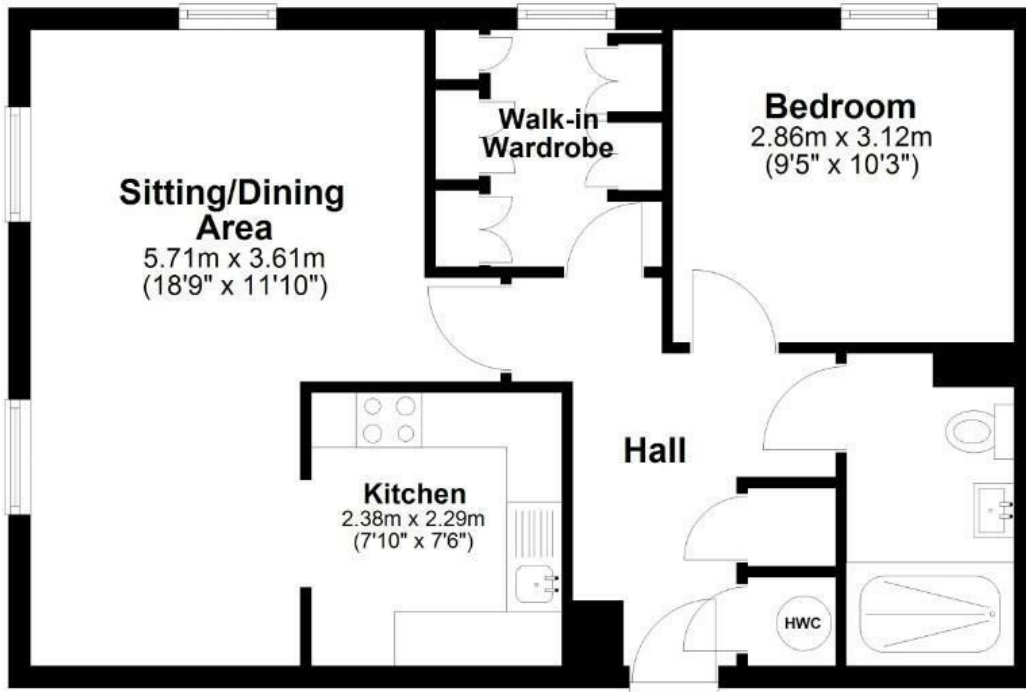
Arrangements: Strictly by prior appointment through the Agents. Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800



Accommodation

Ground Floor

Approx. 52.4 sq. metres (563.6 sq. feet)

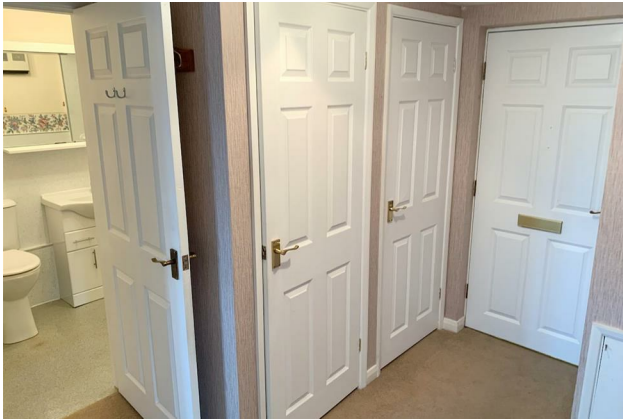


Total area: approx. 52.4 sq. metres (563.6 sq. feet)

26 Mill House, Pickering

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		59	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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

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