

ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



8 ROBINSON COURT, PICKERING, YO18 8EG

**A modern, brick built property in a quiet courtyard setting
just a short walk from all local amenities**

Entrance	Sitting Room	Kitchen/Dining Room
Cloakroom	2 Bedrooms	Bathroom
Double Gazing	Parking Space	EPC Rating: C

GUIDE PRICE £225,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

Tucked away within a quiet courtyard setting, this modern brick-built home, constructed in 2008 by A & D Sturdy Limited offers well-presented and thoughtfully designed accommodation just a short distance from the town centre.

The property benefits from two versatile reception rooms, including a particularly impressive 2nd sitting room featuring a vaulted ceiling that creates a wonderful sense of light and openness. Doors from this room lead directly out to the garden, providing an ideal flow for both everyday living and entertaining. The fitted kitchen/diner offers a practical and sociable space, while a convenient downstairs cloakroom completes the ground floor accommodation. On the first floor, there are two generously sized double bedrooms along with a well-appointed family bathroom.

Externally, the property enjoys its own private garden area, designed with low maintenance in mind and perfect for arranging planted troughs/containers etc. The paved and gravelled area to the rear is well screened by mature hedging and includes a useful timber framed shed for storage. A pretty garden with established trees frames the front of the property. There is the added advantage of a private parking space within the curtilage of the property which could accommodate a single garage, subject to the necessary planning consents.

This is an excellent opportunity to acquire a modern home in a desirable and private setting, with easy access to local amenities and the town centre itself.

General Information

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

Council Tax: We are informed by North Yorkshire Council that this property falls in band C

EPC Rating: 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 and Woodhead, 26 Market Place, Kirkbymoorside. Telephone: 01751 430034/472800

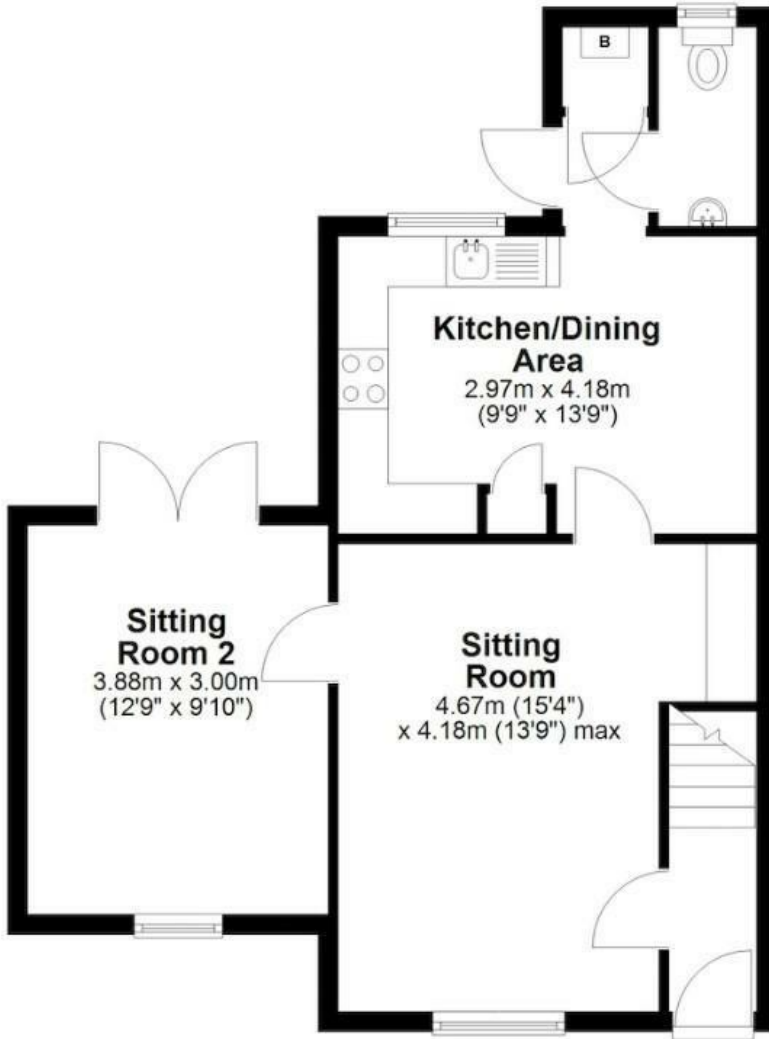
Pickering is a thriving market town found at the foot of the North York Moors National Park, along the A170 Thirsk to Scarborough Road. As a result there are excellent links to the East Coast and City of York where the Intercity Service runs from London to Edinburgh. Pickering has a good range of shops, 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 Train and Pickering Castle.



Accommodation

Ground Floor

Approx. 48.4 sq. metres (521.4 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.2 sq. feet)



Total area: approx. 80.8 sq. metres (869.7 sq. feet)

8 Robinson Court, 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			
England & Wales		75	80
	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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