

ROUNTHWAITE & WOODHEAD

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



17 MILLFIELD CLOSE, PICKERING, YO18 8DP

A detached well presented house within easy walking distance of the town's centre

Entrance	Rear Porch	Ample Drive Parking
Sitting Room	Study	Double Garage
Dining Room	Four Bedrooms	Gas Central Heating
Breakfast Room	Shower Room	uPVC Double Glazing
Kitchen	Gardens	EPC Rating D

PRICE GUIDE: £365,000

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 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.

Millfield Close is a quiet street lined primarily with bungalows located to the Southern side of the town centre. It is conveniently located for the swimming pool and Pickering's Sports club and is also less than a five minute walk to the shops.

No.17 is a detached house built in the 1970's. It has a tarmac drive along its side offering parking that extends to a double width detached garage. To the rear there is a private garden with a paved patio and herbaceous beds. Inside and from the central entrance there is a good sized sitting room that links to a separate dining room overlooking the rear garden through patio doors. The fitted open plan kitchen is served by a breakfast room and to the front links with a study area. There is also a ground floor wc and a porch that gives access to the rear garden. Upstairs there are four bedrooms (2 doubles & 2 Singles) served by a house shower room.

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 E

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 take a left hand turn; signposted Recreation Road (immediately after the Petrol service station). Take the left fork on to Mill Lane and the next left turn after the swimming pool sign posted Millfield Close . No.17 is on the left hand side. What3Words - [///estimated.privately.changing](#)

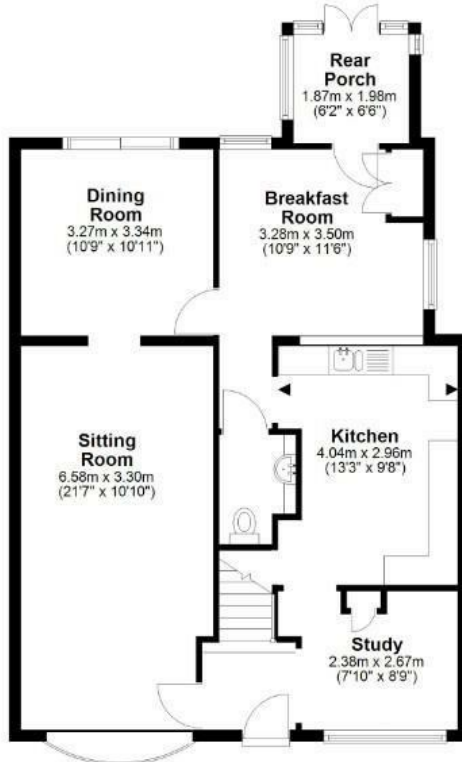
Viewing Arrangements: Strictly by prior appointment through the Agents:
Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034



Accommodation

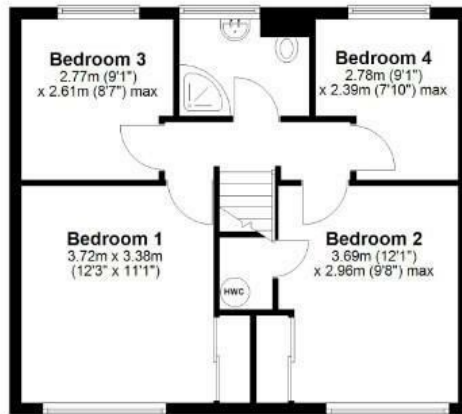
Ground Floor

Approx. 77.7 sq. metres (836.7 sq. feet)



First Floor

Approx. 49.4 sq. metres (531.5 sq. feet)



Total area: approx. 127.1 sq. metres (1368.2 sq. feet)

17 Millfield Close, 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			
		66	74
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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