

ROUNTHWAITE & WOODHEAD

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



3 MANOR CLOSE, ALLERSTON, YO18 7PS

A stone built terrace cottage located within a pleasant courtyard setting

Entrance Hall

Three Bedrooms

Garage

Dining Kitchen

Night Storage Heating

Southerly Aspect

Sitting Room

Communal Courtyard

No Onward Chain

Bathroom

Parking

EPC Rating F

PRICE GUIDE: £190,000

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

Allerston is a pretty village, located just off the A170 Thirsk to Scarborough road, some twelve miles inland from the coast and approximately six miles east of the market town of Pickering. Situated at the foot of the North York Moors National Park and the edge of Dalby Forest, Allerston is within a short drive of the A64 which gives quick and easy access to Malton where there are both road and rail links to the City of York. The nearby village of Thornton-le-Dale, right on the southern fringe of Dalby Forest, has local shops that provide every day amenities including a doctors surgery, chemist, post office, newsagents, bakery and general store. A wider range of services including schooling for all ages can also be found at the neighbouring market towns of Pickering and Malton.

Manor Close is a small, private development of 4 cottages hidden away in a quiet secluded courtyard at the top end of the village. The properties have been converted from a range of farm buildings that formed part of the curtilage of the original Manor House which together with the parish church are neighbouring properties. Number 3 is a mid terrace, stone cottage with its own garage and parking. It offers a dining kitchen and separate sitting linked by a good sized entrance hall. Upstairs there are three bedrooms served by a house bathroom.

General Information

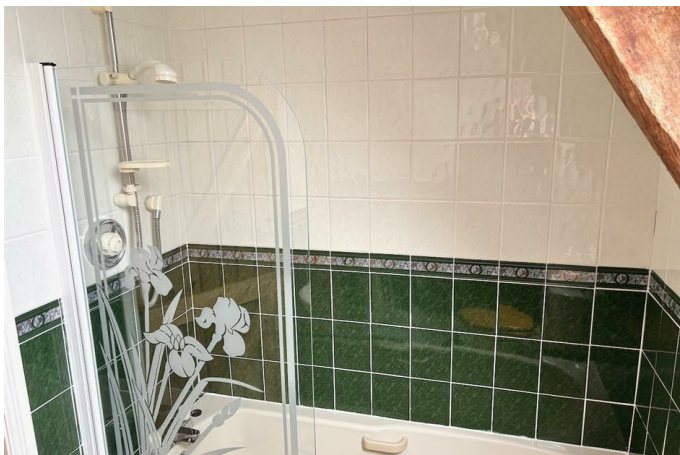
Services: Mains electricity is connected. Connection to mains drains and water supply. Night storage heating.

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

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion. There is no onward chain.

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

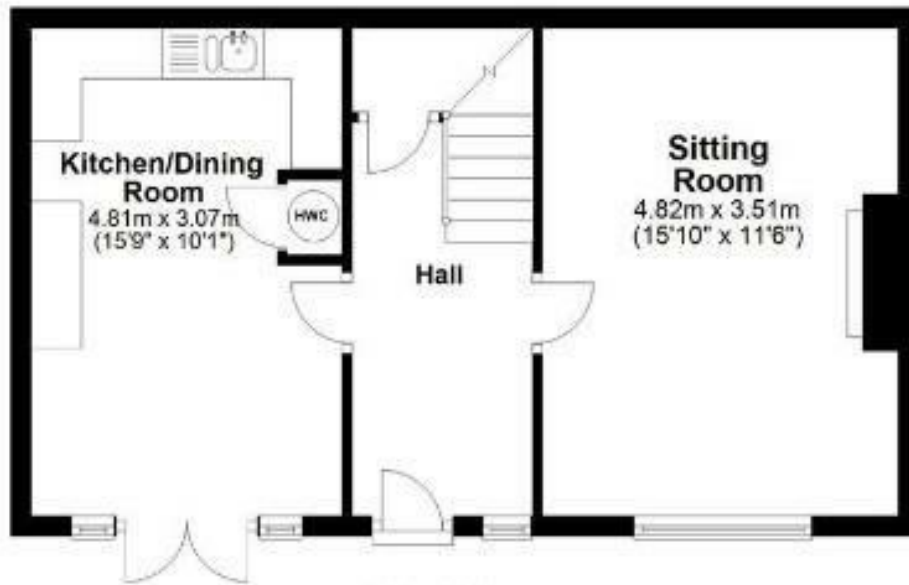
Directions: Travelling East along the A170, Thirsk to Scarborough Road, take the right turn sign posted for Allerston village. Continue heading South down the village Main street taking the left turn before the Church. Manor Close is a few yards up the drive. What3Words - ///dive.blunders.afflict



Accommodation

Ground Floor

Approx. 41.3 sq. metres (444.1 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.1 sq. feet)



Total area: approx. 82.5 sq. metres (888.2 sq. feet)

3 Manor Close, Allerston

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
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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