

# 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.

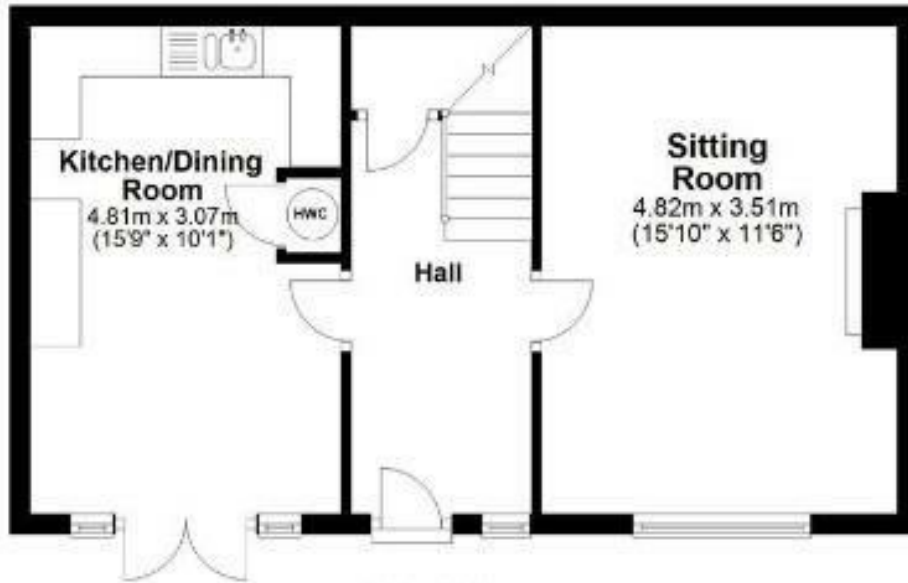
Directions: Travelling East along the A170, Thirsk to Scarborough Road, take the right turn sign posted for Allerston village. Continue heading South down the village Main street taking the left turn before the Church. Manor Close is a few yards up the drive. What3Words - ///dive.blunders.afflict



# Accommodation

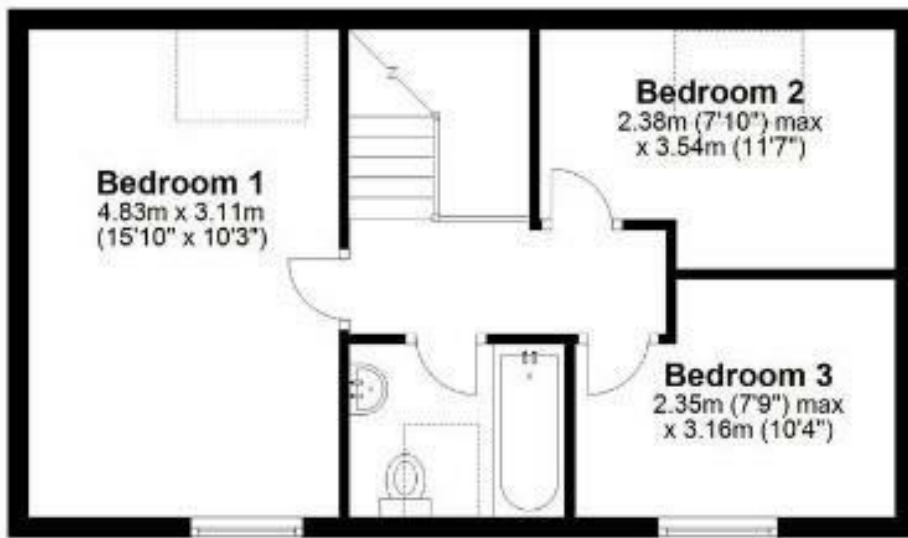
## Ground Floor

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) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>34</b>	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	



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](http://www.rounthwaitewoodhead.co.uk)

ROUNTHWAITE & WOODHEAD