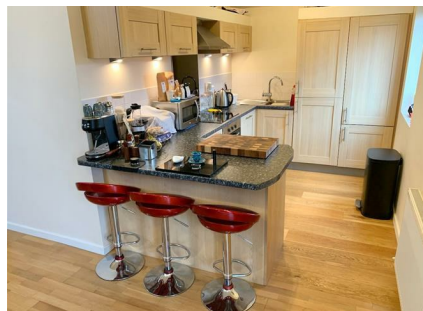


# ROUNTHWAITE & WOODHEAD

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



## **FLAT 8, GREENHAVEN, 16A WEST PASTURE, PICKERING, YO18 8SZ**

**A well presented two bedroom, first floor apartment  
situated on the outskirts of the town within a comfortable walk of its amenities**

**Entrance Hall**

**Double Glazing**

**Quiet Close**

**Living Kitchen**

**Gas Central Heating**

**Roof Top Views**

**Two Double Bedrooms**

**Communal Gardens**

**Excellent Buy-to-Let**

**Bathroom**

**Private Residents Parking**

**EPC Rating C**

**PRICE GUIDE: £159,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747  
Email: [enquiries@rwestateagents.co.uk](mailto:enquiries@rwestateagents.co.uk)

**[www.rounthwaite-woodhead.co.uk](http://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 Intercity London to Edinburgh service. Pickering has a good range of shops, 2 supermarkets, a Monday street market, doctors surgery, dentists and library.

Greenhaven is a custom built close of 8 stylish apartments built in 2007. They come with a communal garden, residents parking and with either one or two bedrooms. No.8 is a first floor apartment and boasts the two bedroom version. A wooden floored entrance hall branches to a light and airy living kitchen with a vaulted ceiling. Its kitchen has a range of integrated white goods and a dining bar and the sitting area has a balcony with pleasant roof top views. There are two good sized double bedrooms and a white suite bathroom.

Outside there is a brick set parking area for residents, with no.8 having two spaces. There is a timber framed, building housing the bins and recycling boxes as well as an outside tap. To the rear of the apartments is an area of communal garden down mostly to lawn. An external, metal staircase rises from the car park area allowing access to the apartment.

## General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Double glazing. Gas central heating.

Council Tax: We are informed by Ryedale District Council that property falls in Band B

Tenure: We are advised by the vendors that the property is leasehold and that vacant possession will be given upon completion.

Note: Flat 8 is on a 999 year lease that started in 2007. There is an ongoing service charge of £1,169.91 from January 2026 to December 2026.

Directions: From the Forest & Vale Hotel roundabout, travelling along the A170 through Pickering in a Westerly direction, pass the traffic lights and take the immediate left turn signposted Vivis Lane. Continue along this road turning Left onto Goslipgate. Travelling a couple of hundred yards take the right turn signposted Pike Road, continue another couple of hundred yards taking a left turn onto Ings Garth. This road curves to the left joining West Pasture; with the Greenhaven development being at the end of the close on the right hand side. Postcode: YO18 8SZ.  
What3Words - ///lands.coping.genetics

Viewing Arrangements: Strictly by prior appointment through the Agents Messes Rounthwaite & Woodhead, Market Place, Pickering, YO18 7AA. Telephone 01751 472800/430034



## Accommodation

### Ground Floor

Approx. 61.6 sq. metres (662.7 sq. feet)



Total area: approx. 61.6 sq. metres (662.7 sq. feet)

### Flat 8 16a West Pasture, Pickering

| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (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 energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 77      | 79        |
| EU Directive 2002/91/EC                     |  |         |           |

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

ROUNTHWAITE & WOODHEAD