

ROUNTHWAITE & WOODHEAD

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



59 LITLEDALE, PICKERING, YO18 8PS

**A stylish family home in a desirable part of the town
with a garden designed for relaxing and outside entertaining**

Entrance Hall	Cloakroom	Sitting Room
Kitchen/Living/Dining	4 Bedrooms	Bathroom
Gas Central Heating	Double Glazing	EPC Rating D
Outside Studio Room	Summer House	Parking

GUIDE PRICE £375,000

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

Prominently situated within a leafy and highly sought-after development in this desirable market town, this attractive four-bedroom detached home offers spacious, versatile living ideal for modern family life.

The property welcomes you with a wonderfully light, front-to-back sitting room, benefitting from a double aspect that fills the space with natural light both in the morning and early evening. At the heart of the home is a stylish kitchen, thoughtfully designed with contemporary units and integrated appliances, generous storage and a dining area to one end, creating a sociable hub for everyday living.

Upstairs, there are four well-proportioned bedrooms, three of which are comfortable doubles, all served by a nicely appointed family bathroom.

A particularly appealing feature is the converted garage, now offering a practical studio space complete with lighting and water supply—ideal for home working, hobbies, or creative pursuits. The rear section has been retained for valuable additional storage and has created the perfect outdoor laundry room.

Outside, the property truly shines. The beautifully curated rear garden is a private oasis, brimming with established plants and shrubs. Thoughtfully arranged seating areas provide perfect spots for alfresco dining or simply unwinding in peaceful surroundings. A lovely summer house adds yet another dimension—an inviting retreat to read, relax and escape the bustle of daily life.

This is a lovely home that effortlessly blends comfort, style, and versatility in a prime residential setting.

General Information

Location: 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 having regular rail links to the City of York and beyond. Pickering has a busy Monday Street market, a good selection of shops, schools and amenities which include doctors surgery, dentists and library.

Services & Other: Mains water, gas and electricity are connected. Connection to mains drains. Gas fired central heating. Cavity wall insulation. Double Glazing (installed in 2025).

Council Tax: North Yorkshire Council -band E.

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

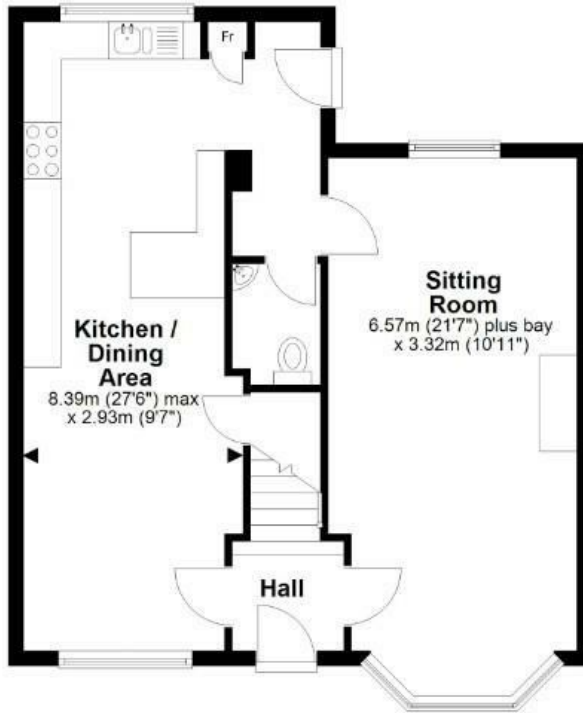
Viewing Arrangements: Strictly by prior appointment through the agents Messrs Rounthwaite and Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034 OR 01751 472800.



Accommodation

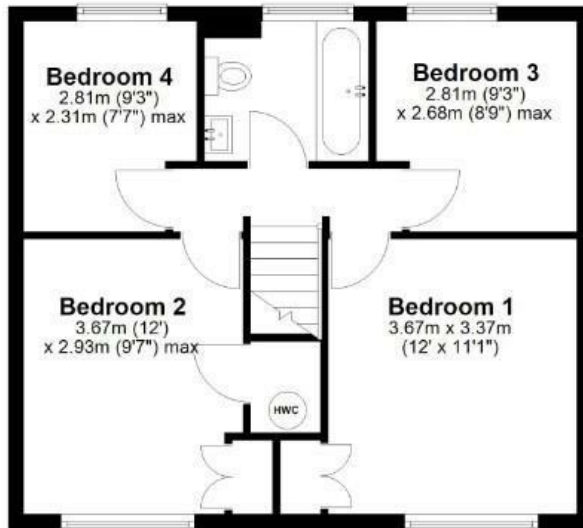
Ground Floor

Approx. 56.1 sq. metres (603.6 sq. feet)



First Floor

Approx. 48.5 sq. metres (521.9 sq. feet)



Total area: approx. 104.6 sq. metres (1125.5 sq. feet)

59 Littledale, Pickering

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	74
(39-54) E			
(21-38) F			
(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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