

# ROUNTHWAITE & WOODHEAD

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



## 5 DOVE ROAD, PICKERING, NORTH YORKSHIRE, YO18 7UD

**An immaculately presented detached family home with a good sized garden and overlooking one of the developments green spaces, just five minutes walk to town**

**Entrance Hall**

**Sitting Room**

**Study/Playroom**

**Cloakroom**

**Dining Kitchen**

**Utility Room**

**Four Bedrooms  
(Master En Suite)**

**House Bathroom**

**Gas Central Heating**

**uPVC Double Glazing**

**Rear Garden**

**Garage**

**Drive Parking**

**EPC Rating B**

**PRICE GUIDE: £445,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747  
Email: [rounthwaite-woodhead@btconnect.com](mailto:rounthwaite-woodhead@btconnect.com)

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

Heather Croft is the latest David Wilson development located off the Whitby Road towards the Northern edge of Pickering. With the later phases of construction for this site now completed the development is made up of a mixture of houses and bungalows interspersed with pleasant grassed areas. It is popular with families and retired residents and this is aided by its close proximity and easy walk to the town centre and the respective schools.

5 Dove Road is at the more northerly 'entrance' end of the development with a Westerly front aspect overlooking a well kept green area. It is a detached brick built house with a pleasant rear garden and a separate garage with drive parking. Inside and from a spacious entrance hall there is access to a sitting room and study to the front of the house and a lovely, recently replaced, dining kitchen with double doors that open onto the garden to the rear. There is also a separate utility and ground floor cloakroom. Upstairs there are four double bedrooms, the master having an en suite shower room and the other three bedrooms being served by the family bathroom.

Outside the current owners have constructed a splendid corner patio and raised beds stocked with herbaceous borders. The secure rear garden has wood boarded fencing, a hand gate that opens onto the drive at the side of the house that offers access to a garage with light and power. Behind the garage there is also a timber framed shed and in front a wheelie bin store.

## 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 has a train station with regular links to the City of York and London to Edinburgh 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.

**Services:** Mains water, gas and electricity 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

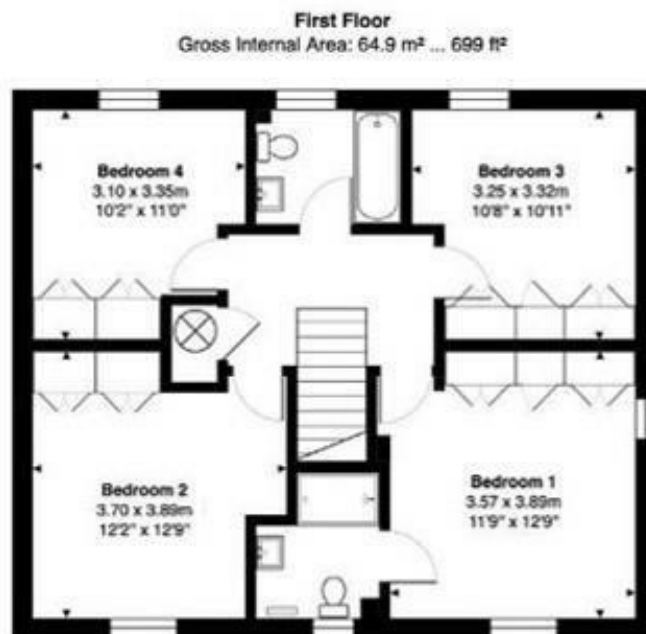
**Tenure:** We are advised by the Vendor that the property is currently freehold and that vacant possession will be given upon completion.

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

**Directions:** Travelling into Pickering at the central roundabout where the A170 joins the A169 travel North (towards Whitby) for a few hundred yards taking the right turn onto the David Wilson 'Heathercroft' development. Follow Dove Road to the right with no.5 being on the left hand side.



# Accommodation



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<div>85</div> <div>92</div>	

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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