

# ROUNTHWAITE & WOODHEAD

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



## 47 WOODLANDS PARK, PICKERING, YO18 7AH

**A well presented detached three bedroom house  
with the advantage of rear views overlooking the community parkland**

<b>Entrance Hall</b>	<b>(Master En Suite)</b>	<b>Attached Garage</b>
<b>Cloakroom</b>	<b>House Bathroom</b>	<b>Drive Parking</b>
<b>Kitchen</b>	<b>Gas Central Heating</b>	<b>Good Sized Rear Garden</b>
<b>Sitting Room</b>	<b>uPVC Double glazing</b>	<b>Easy Access to Green Space</b>
<b>Three Bedrooms</b>	<b>Solar Panel</b>	<b>EPC Rating C</b>

**PRICE GUIDE: £345,000**

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

Woodlands park is a development built by David Wilson Homes, to the Northern edge of the town, yet still a comfortable walk to its services. The Development of just over 90 homes covers a cross section of 2, 3, 4 and 5 bedroom properties that benefit from parkland to its northern flank. This in part has a footpath that offers a circuit to walkers and runners alike and is an area of civic amenity. The footpaths lead to the Newbridge cycle areas, the steam railway and the woods beyond.

No.47 is a detached three bedroom house located on the Northern Edge of the development that overlooks the parkland. The accommodation is over two floors with an entrance hall that leads to a ground floor cloakroom, a modern fitted kitchen with a kitchen dining bar to the front of the house. The living room is to the rear, with sitting and dining areas and there are patio doors that open onto the rear garden. The property has an integrated garage with an up an over door to its front and a personal door to the rear. Upstairs there are three bedrooms the master having an en suite shower room and the other two served by the house bathroom.

To the rear there is a garden down to artificial lawn with wood panel fencing and a hand gate that links to the front of the house. A flagged patio area immediately adjoins the rear patio doors and across the lawn is a splendid wooden decked area ideally suited for sitting out in the garden.

## 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:** Mains water, gas and electricity are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas fired Central Heating. uPVC double glazing. Solar Panel.

**Council Tax:** We are informed by Ryedale District council that this property falls in band D

**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, Market Place, Pickering. Telephone: 01751 472800

**Directions:** From the roundabout in the centre of Pickering (along the A170) by the Forest and Vale Hotel, travel North up the A169, Whitby Road, past the church yard on the right. Woodlands Park is the new development on the left hand side. Turn onto the development and continue straight down to the end of the development with no. 47 being on the right hand side indicated by a Rounthwaite & Woodhead 'For Sale' board.

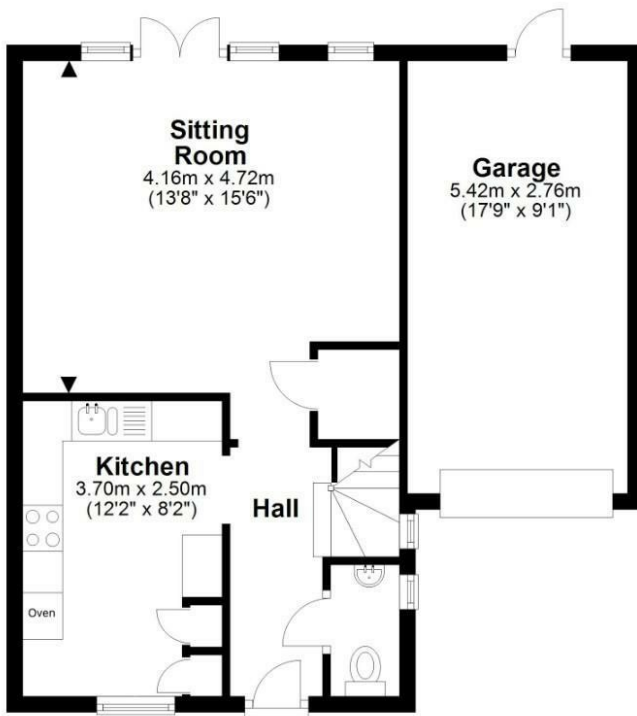




# Accommodation

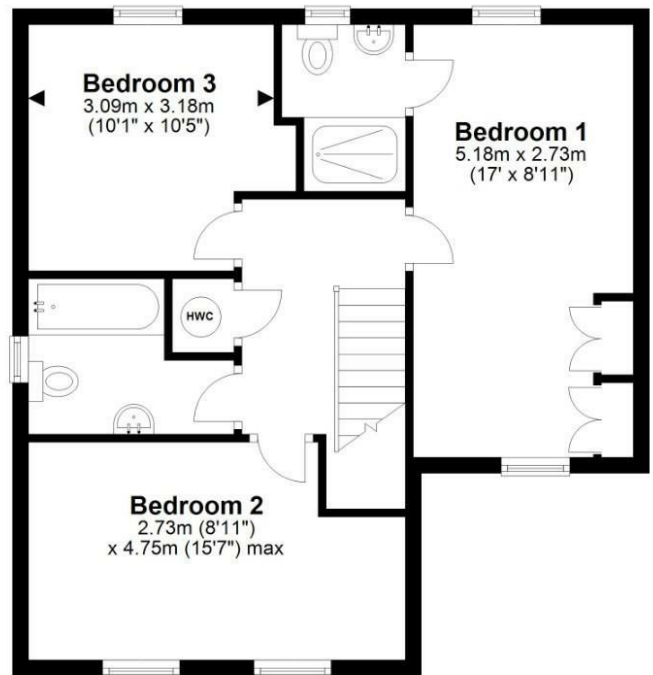
## Ground Floor

Approx. 53.1 sq. metres (571.7 sq. feet)



## First Floor

Approx. 53.1 sq. metres (571.7 sq. feet)



Total area: approx. 106.2 sq. metres (1143.4 sq. feet)

**47 Woodlands Park, Pickering**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>80</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		
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		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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