

# ROUNTHWAITE & WOODHEAD

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



## 114C OUTGANG ROAD, PICKERING, NORTH YORKSHIRE, YO18 7EL

**A detached and well presented bungalow located down a quiet no through road and within easy walking distance of shops and the amenities of town**

**Entrance Hall**

**Living Room**

**Dining Kitchen**

**Bathroom**

**Two Bedrooms**

**Electric Heating**

**uPVC Triple Glazing**

**Drive Parking**

**Garage + Workshop**

**Rear Courtyard Garden**

**Electric Car Charger**

**PV cells + Battery Storage**

**EPC Rating C**

**PRICE GUIDE: £330,000**

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

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

## Description

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 the London/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. Outgang Road is located on the Southern edge of Pickering branching off the A169, Pickering Road and running parallel to the A170 on its Southern side. It is conveniently located for the swimming pool, Pickering's Sports club and is also less than a five minute walk to the shops. No. 114c is located about half way down Outgang Road on the Southern side of the road.

This detached property was built in 2019 by the local building firm and is one of a pair of bungalows that stands facing East with its own garage and garden to the rear. The property was built to offer high energy efficiency with good levels of insulation and the current owner has supplemented this with additional photovoltaic cells and battery storage. At the end of its brick set drive there is a single garage with loft storage and adjoining workshop. The property itself has a light and airy living room with a vaulted ceiling that links to a fitted kitchen with some integrated white goods. There is a ground floor bathroom that serves two double bedrooms.

Outside there is a small low maintenance garden and to the rear a private, sand stone flagged courtyard. An EV car charging point has also been fitted.

## General Information

Services: Mains water and electricity are connected. Connection to mains drains. Electric Heating. uPVC Triple glazing. Photo-voltaic Cells and Batteries. EV charge point. Telephone connection subject to the usual British Telecom Regulations.

Council Tax: We are informed by North Yorkshire Council that this property falls in band C

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

Note: This property has 4 years remaining on its NHBC certificate.

Directions: To access the property by car and approaching Pickering from a southerly direction along the A169 take the next available right turn immediately after the Mickle Hill Retirement Development; sign posted Crossgates Lane. Take the next right turn after the Forestry Department buildings. 114c Outgang Road is on the right hand side of the road, down a private drive just before the turn off for Maudon Avenue.

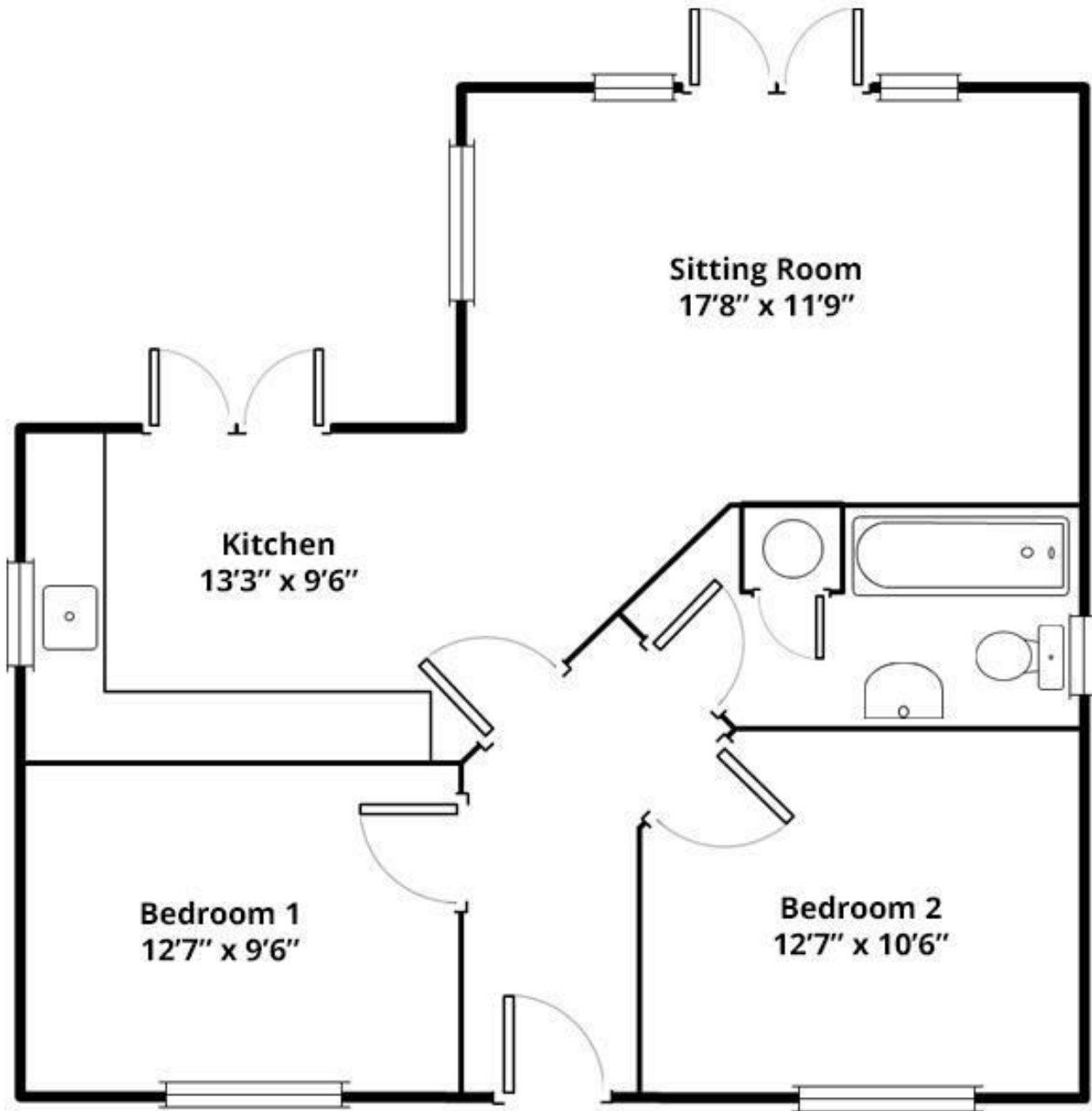
Viewing Arrangements: Strictly by prior appointment through the Agents:  
Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034





## Accommodation

114c Outgang Road, Pickering, YO18 7EL



Area 777 sq.ft. 72 sq.m.

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		
	80	85
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  
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