

ROUNTHWAITE & WOODHEAD

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



RANDOM CROFT, 99 OUTGANG ROAD, PICKERING, YO18 7EL

A detached dormer bungalow requiring some modernisation on a very good sized plot with the advantage of a large garage workshop that has a significant planning potential

Entrance Hall

Ground Floor Bedroom

uPVC Double Glazing

Sitting Room

Two further Bedrooms

Front & Rear Gardens

Dining Room

Rear Porch

Garage/Workshop

Kitchen

Store Room

Positive Planning Preapplication

Bathroom

Gas Central Heating

EPC Rating E

PRICE GUIDE: £450,000

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

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 Intercity 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. Random Croft is located about half way down Outgang Road with a Southerly aspect and a sizeable outside space to its Northern side that also has a garage and workshop on it.

This detached bungalow is believed to have been built in the 1960's. It requires some modernisation and refurbishment but has gas central heating and uPVC double glazing. The accommodation is over two floors with a central front entrance hall accessing a sitting room and ground floor bedroom to the front of the property and a dining room, kitchen with pantry and a ground floor bathroom to its rear. Upstairs there are two further double bedrooms. Random Croft is positioned to the front of its site however to its rear is a sizeable area of land that adjoins a good sized workshop and garage. This in its own right is useful for anyone wanting a large garden and outbuildings for storage and hobbies however the current owners have sought a planning pre-application from North Yorkshire Council to convert this outbuilding into a residential property and have received a favourable outcome.

General Information

Services: Mains water, electricity and gas 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 North Yorkshire Council that this property falls in band D

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

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. Random Croft (99) Outgang Road is on the left hand side of the road indicated by a Rounthwaite & Woodhead 'For Sale' board.

Viewing Arrangements: Strictly by prior appointment through the Agents:

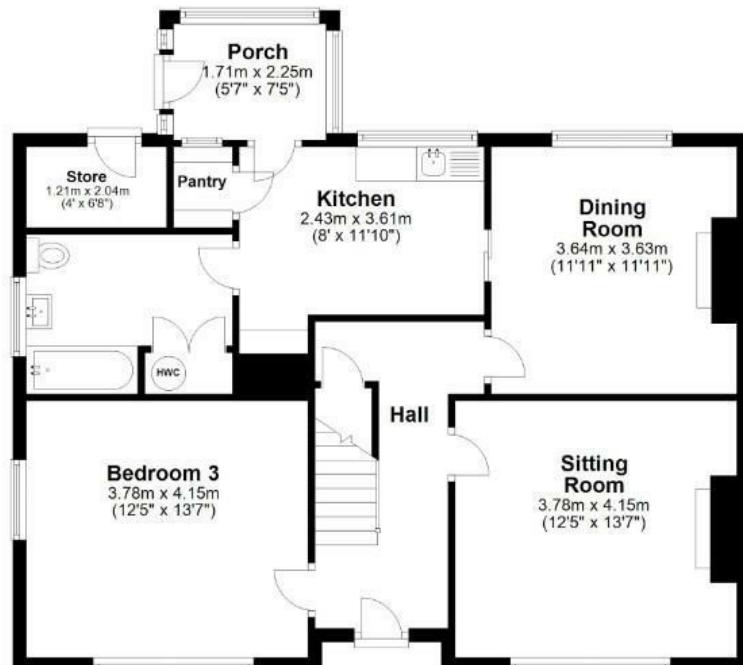
Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034



Accommodation

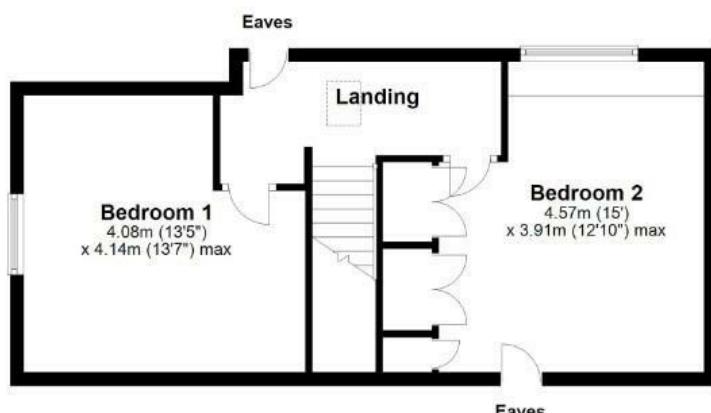
Ground Floor

Approx. 81.7 sq. metres (879.2 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.6 sq. feet)



Total area: approx. 129.4 sq. metres (1392.8 sq. feet)

99 Outgang Road, Pickering

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (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 | |



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

ROUNTHWAITE & WOODHEAD