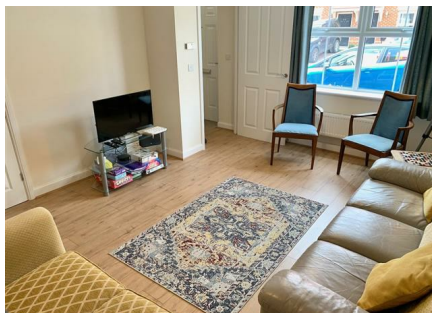


ROUNTHWAITE & WOODHEAD

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



45 DERWENT ROAD, PICKERING, NORTH YORKSHIRE, YO18 7UA

**A tidy, three bedroom, semi detached house with parking
that is part of a recently completed David Wilson Development**

Entrance	Three Bedrooms	uPVC Double Glazing
Cloakroom	(Master En Suite)	Rear Lawn
Sitting Room	House Bathroom	Private Parking
Dining Kitchen	Gas Central Heating	EPC Rating B

PRICE GUIDE: £240,000

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

Heather Croft is the latest David Wilson development located off the Whitby Road towards the Northern edge of Pickering. With construction recently completed this site 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.

Number 45, is a semi detached brick built, 'Archford' design of David Wilson Home with private parking and a lawned garden to its rear. On entering the property there is a downstairs cloakroom, a good sized sitting room that adjoins a fitted kitchen (with integrated white goods and space for a dining table). From here patio doors open out onto the rear garden. Upstairs there are two double bedrooms; the master having an en suite shower room and an additional single bedroom to the front of the house along with a family bathroom.

Being barely over 4 years old, the house still has years remaining of its NHBC warranty.

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 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.

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 North Yorkshire Council that this property falls in Band C

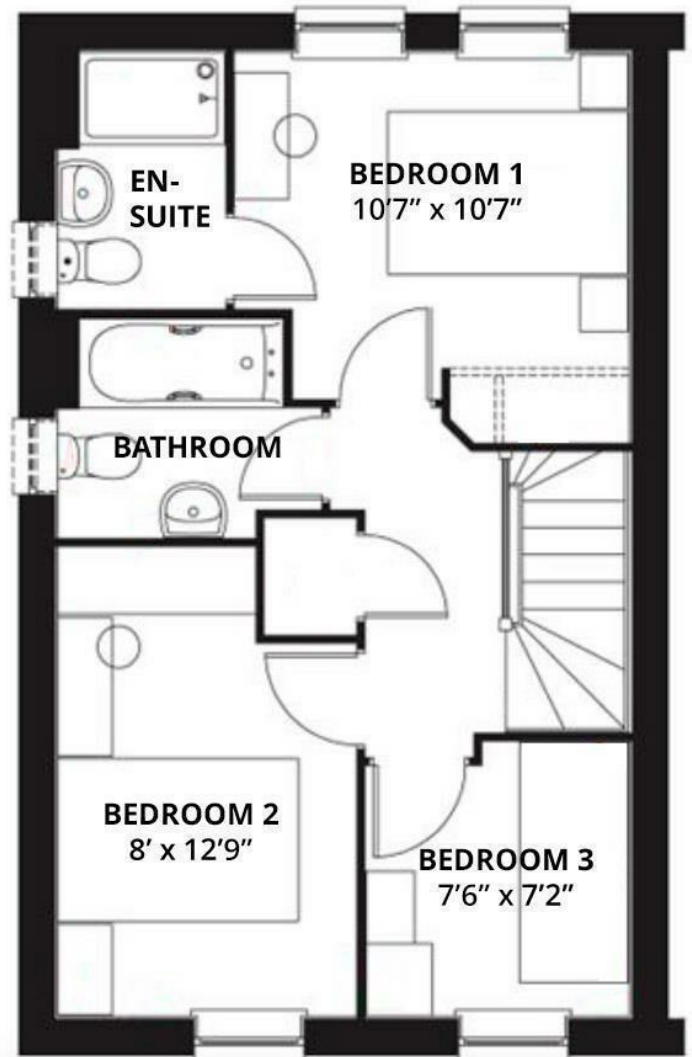
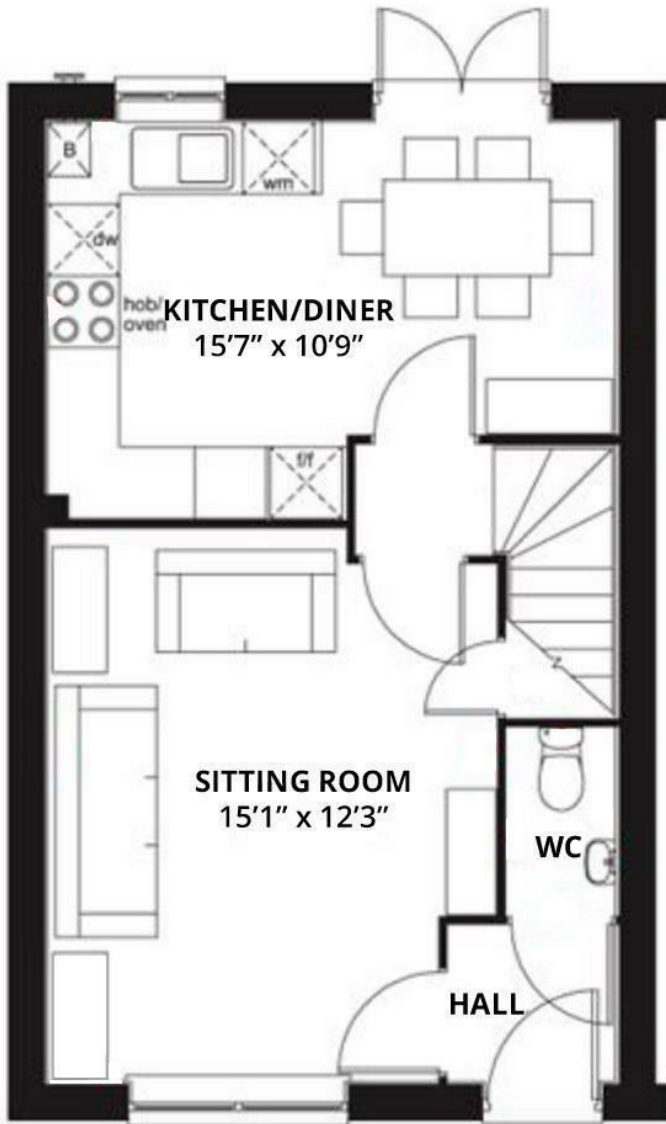
Tenure: We are advised by the Vendor that the property is currently freehold and that vacant possession will be given upon completion.

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. Continue straight on following the signs for Derwent Road and the numbering with no.45 being at the South Eastern far end of the development on the left hand side located by a Rounthwaite & Woodhead 'For Sale' board. What3Words - Normal.Grasp.Savings



Accommodation



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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