

# ROUNTHWAITE & WOODHEAD

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



## 9 MILL HOUSE POTTER HILL, PICKERING, NORTH YORKSHIRE, YO18 8BJ

A first floor, two bedroom apartment forming part of a sheltered housing complex

Communal Entrance

Living Room

Communal Gardens

Lift

Kitchen

Laundry Room

Inner Hall

Bathroom

Residents Parking

Two Bedrooms

Electric Heating

EPC Rating D

**PRICE GUIDE: £125,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747  
Email: [enquiries@rwestateagents.co.uk](mailto:enquiries@rwestateagents.co.uk)

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

## Description

Pickering is a thriving market town found at the foot of the North York Moors National Park, along the A170 Thirsk to Scarborough Road. As a result there are excellent road links to the East Coast, City of York and neighbouring market towns of Helmsley and Kirkbymoorside. The Coastliner bus service runs frequent buses through Pickering linking with Malton and its train station that provides a direct line to York and its Intercity London to Edinburgh service. Pickering has a good range of shops and supermarkets, a Monday street market, well respected schools for all ages and amenities that include Doctors surgery, Dentist and library. There are also a wealth of recreational activities close to hand, such as Dalby Forest, The North York Moors Steam Train and Pickering Castle.

Mill House is situated just off the main market place overlooking Pickering Beck and is but very short walk to all of its amenities. This is a development of self contained flats, which form part of a retirement housing scheme providing a secure environment for the over 55's. The Mill House is specially designed to accommodate the retired and it has many features to assist the comforts of older people, including a lift to all floors, laundry facilities if required, door entry intercom and waist height sockets.

9 Mill House is a first floor, two bedroom apartment with the benefit of newly replaced double glazed windows and Economy 7 night storage heating. This apartment has a light south facing sitting room with a dining area that links through an archway to a fitted kitchen with a new oven. There are two bedrooms (one with fitted wardrobes) and a recently installed shower room. The current owners have also replaced the interior doors and carpets over the past few years. There is a communal garden area overlooking Pickering Beck and private residents car parking adjacent to Train Lane.

## General Information

Services: Water and electricity are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Economy 7 night storage heating.

Council Tax: We are informed by Ryedale District Council that the property falls in band B.

Management Charge: A monthly management charge of £190 per calendar month is currently payable for the year 2025 - 2026 this covers the following:-

- 1 Emergency Service – which is connected directed to Anchor House
- 2 Maintenance of the Lift
- 3 Cleaning and maintenance of communal areas
- 4 Garden maintenance
- 5 External paintwork and decoration
- 6 External window cleaning
- 7 Insurance of the building
- 8 Laundry room providing washing and drying facilities
- 9 Heating of common parts
- 10 Tunstall telecom door entry system

Tenure: We are advised by the Vendors that the property is Leasehold, held on a 999 year Lease which commenced in 1988. Recently the owners have collectively purchased their respective share of the freehold interest of the Mill House building. Management of these facilities are now arranged by Cundalls Estate Agents. Vacant possession of no.9 will be given upon completion.

### Viewing

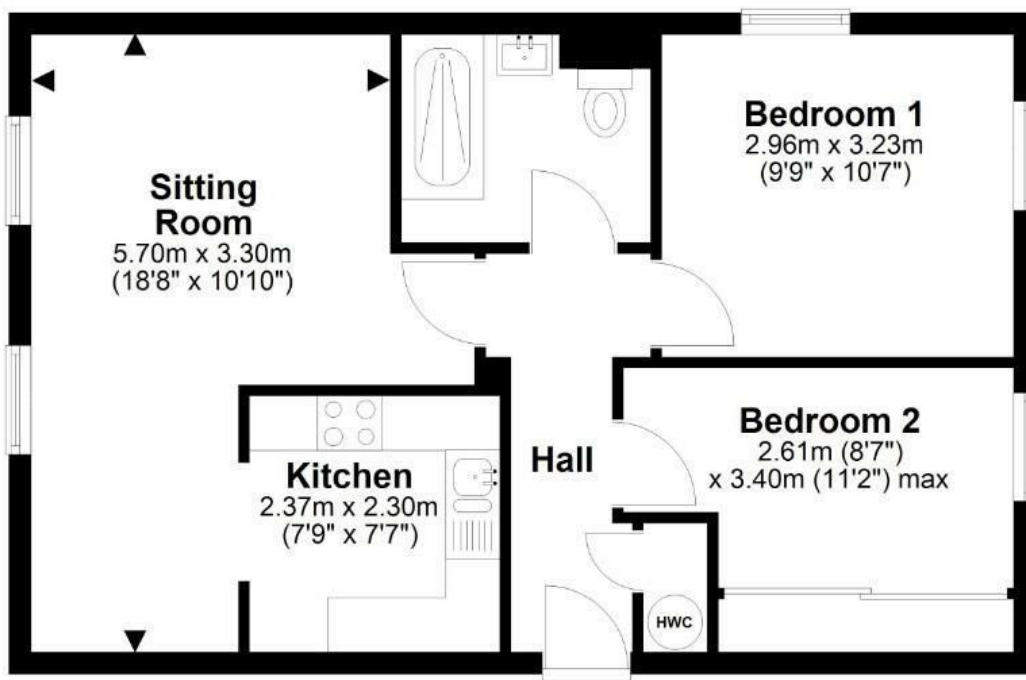
Arrangements: Strictly by prior appointment through the Agents. Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800



## Accommodation

### Ground Floor

Approx. 49.6 sq. metres (533.8 sq. feet)



Total area: approx. 49.6 sq. metres (533.8 sq. feet)

### 9 Mill House, Pickering

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
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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