

# ROUNTHWAITE & WOODHEAD

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



## 11 SPIRE VIEW, PICKERING, NORTH YORKSHIRE, YO18 7DE

**A well presented town house that forms part of a stylish gated community**

**Gated Entrance**

**Entrance Hall**

**Sitting Room**

**Kitchen**

**Dining Area**

**Utility Space**

**Shower Room**

**Two Bedrooms**

**(Master En Suite)**

**Balcony**

**Underfloor Heating**

**Communal Facilities**

**Swimming Pool + Orangery**

**Private Parking**

**EPC Rating C**

**PRICE GUIDE £217,000**

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 a thriving market town that lies on the A170, Thirsk to Scarborough Road. It has a good range of shops, an active Monday market and amenities that include Doctors surgery, Dentists, Vets and Library. There are excellent road links to the neighbouring market towns of Helmsley, Malton and Kirkbymoorside, East Coast and the City of York. Malton has a train station that runs to York, where a rail service links to London in little over two hours.

Spire View is located in the centre of Pickering and is less than a 5 minute walk to the amenities of this well serviced market town. The development is made up of 15 properties and was completed in 2009 when it received numerous design awards. The secure gated community has communal gardens, use of its communal facilities that include a swimming pool, orangery and visitors suite and its own parking, with No 11 having 2 parking spaces within the Spire View area in Eastgate car park.

No.11 is a spacious and stylish, mid terraced town house on the Northern side of the development. It benefits from a southerly facing front aspect overlooking the established and well maintained grounds. Inside the accommodation, over two floors, offers a light and airy sitting room to the front of the house that extends to a fitted kitchen with integrated white goods and an adjoining dining area. There is a ground floor shower room, ample storage and a separate utility cupboard space. Upstairs from a pleasant landing space there is a good sized master bedroom with an en suite bathroom and access to a useful south facing open fronted balcony. The second double bedroom is well lit by rooflights.

A lift in the centre of the grounds allows access to the swimming pool with its striking sky light and also the communal orangery and guest suite.

## General Information

Services: Mains water and electricity are connected. Mains gas to the Commonhold central plant room provides hot water to a Heat Interface Unit situated within the property, which also provides under floor heating. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Central Satellite Tv (commonhold).

Council Tax: We are informed by Ryedale District Council that this property falls in Band D.

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

Note: There is a monthly commonhold charge of £380 that covers:

1. All maintenance, including painting, decorating and repairs, to the roofs and outside of the individual properties.
2. All water bills (represents a saving over a "typical home" approx. £300 p.a.).
3. Building's insurance (represents a saving over a "typical home" approx. £400 p.a.).  
(Note: the actual cost per unit at Spire View is approx. £730 as it covers the insurance of the whole site, also liability insurance.)
4. Maintenance, including potential replacement, of all windows and doors.
5. All maintenance of the grounds and common areas, including the swimming pool and gardens.
6. Maintenance of central boilers and plant room.
7. Maintenance of the security gates and security cameras.
8. Site Statutory Assessments ie Legionella Assessments, H&S Assessments.
9. A variety of service agreements (e.g. boilers, gates, swimming pool, lift)
10. Audit and accountancy fees
11. Contribution to major planned maintenance work spend

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Pickering, YO18 7AA. Tel: 01751 472800 or

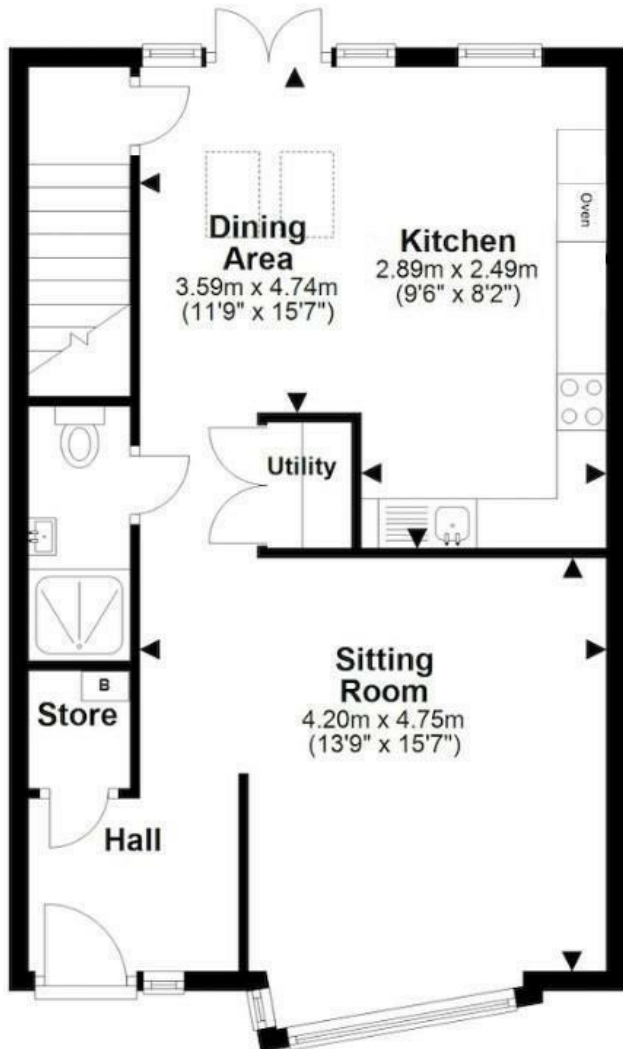
Directions: Travelling towards Pickering along the A169 in a Northerly (Towards Whitby) direction continue towards the town centre. At the roundabout by the Forest and Vale Hotel take the second exit continuing along the A169 taking the next available right turn onto Ruffa Lane. Take the next available right turn onto Crofts Avenue and again take the next right turn onto Market Court. continue for a hundred yards with the gated entrance to Spire View being located at the end of the street. Postcode: YO18 7DE



## Accommodation

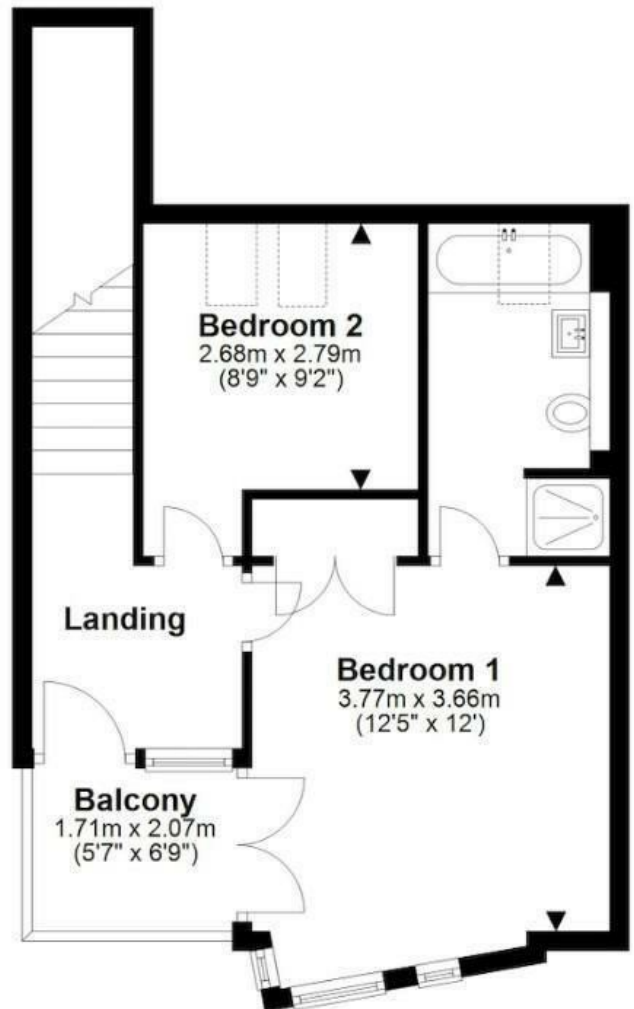
### Ground Floor

Approx. 54.9 sq. metres (591.2 sq. feet)



### First Floor

Approx. 41.1 sq. metres (442.3 sq. feet)



Total area: approx. 96.0 sq. metres (1033.5 sq. feet)

**11 Spire View, Pickering**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</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		
		<b>74</b>
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		





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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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