

# ROUNTHWAITE & WOODHEAD

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



## 41 POOL COURT, PICKERING, YO18 8DR

**A well presented detached bungalow within a short walk of the town  
and having the benefit of overlooking open farmland to its rear**

**Dining Kitchen**

**Gas Central Heating**

**Private Rear Garden**

**Sitting Room**

**uPVC Double Glazing**

**EPC Rating D**

**Two Bedrooms**

**Drive Parking**

**Shower Room**

**Detached Garage**

**PRICE GUIDE: £280,000**

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

Pool Court is found to the Southern edge of the town and is thought to have been built by Barratts in the 1970's. This development is made up primarily of detached bungalows with the occasional house. It is an established, quiet close with some mature trees along it and flanked by farmland. This area is popular not only for its peaceful environment but also its proximity to the town's amenities, being just a few minutes walk, on the flat, to the shops, etc...

No.41 is a detached bungalow with a private south facing rear garden, ample drive parking and a detached garage. Inside, the property has been significantly modernised and refurbished over recent years to offer a fitted kitchen with some integrated white goods and additional space for a dining table. The bungalow has two double bedrooms to its rear, although currently one of these is used as a second reception room; with french doors opening onto the rear garden. The bathroom has also recently been converted into a shower room. The property has had new uPVC double glazing and gas central heating.

Outside the front garden has been partially flagged to offer parking for a number of vehicles and a drive to the side of the bungalow extends to a detached garage. The rear garden has been conveniently laid to low maintenance pavers and has the added benefit of field views beyond.

## 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 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. There are interesting places to visit such as the Beck Isle Farming Museum, Pickering Castle, the North York Moors Steam Railway and the nearby Dalby Forest.

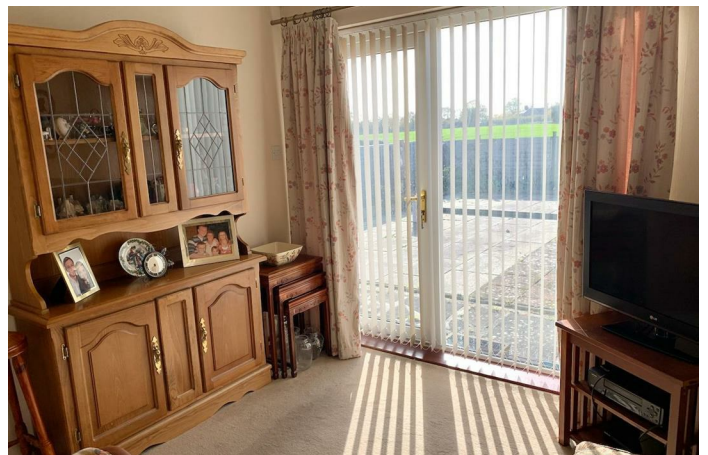
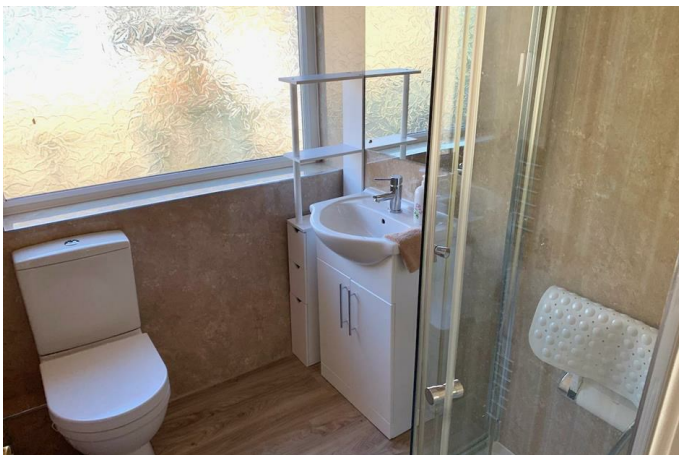
**Services:** Mains water, electricity and gas are connected. Connection to mains drains. Gas Central Heating. uPVC Double glazing. Telephone connection subject to the usual British Telecom Regulations.

**Council Tax:** We are informed by Ryedale District 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.

**Directions:** Travelling into Pickering along the A169 in a Northerly (from Malton) direction take the first turn on the left after the petrol station; sign posted Recreation Road. Take the immediate left turn onto Mill Lane and the next available left turn on to Millfield Close. Continue for a couple of hundred yards where you can take the next left turn on Pool Court. No.41 is at the end of the close on the left hand side.

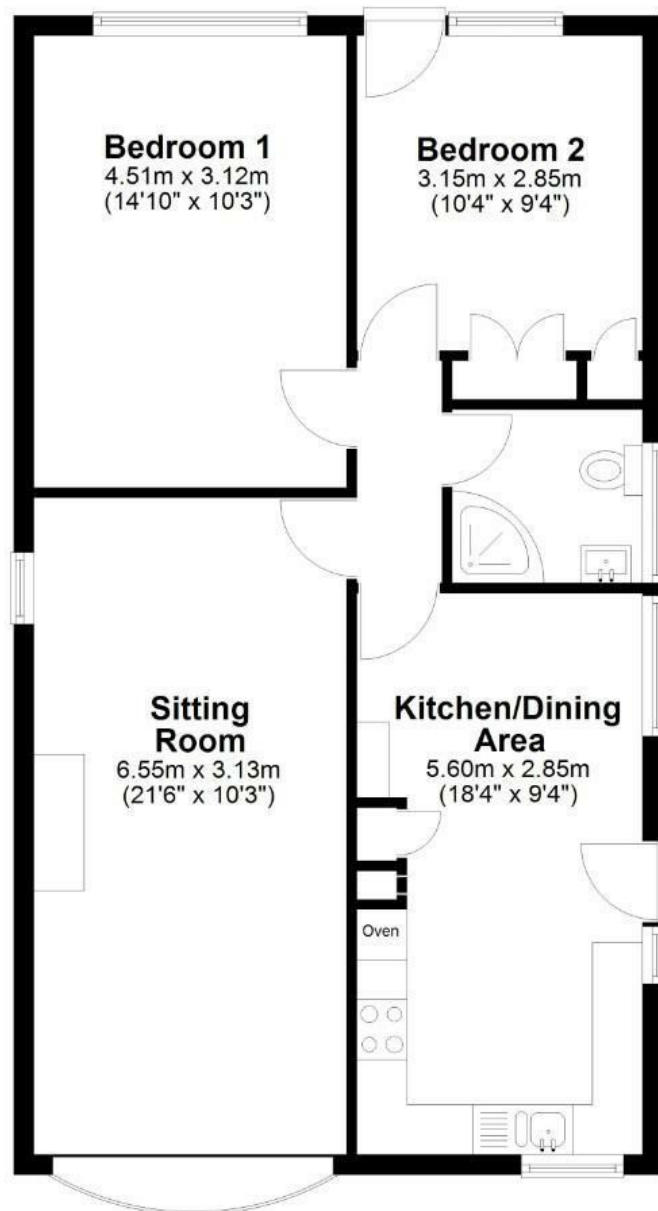
**Viewing Arrangements:** Strictly by prior appointment through the Agents:  
Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034



## Accommodation

### Ground Floor

Approx. 68.2 sq. metres (733.9 sq. feet)



Total area: approx. 68.2 sq. metres (733.9 sq. feet)

### 41 Pool Court, Pickering

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	66	75	(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	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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