

# ROUNTHWAITE & WOODHEAD

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



**1 MEADOW ROAD, PICKERING, NORTH YORKSHIRE, YO18 8NW**

**A detached chalet bungalow located on the edge of the town**

**Entrance Hall**

**Sitting Room**

**Dining Room**

**Kitchen**

**Utility Room**

**Conservatory**

**Ground Floor Bedroom**

**Two further Bedrooms**

**Bathroom**

**Integrated Garage**

**Gas Central Heating**

**uPVC Double Glazing**

**Drive Parking**

**Front & Rear Gardens**

**EPC Rating D**

**PRICE GUIDE: £385,000**

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

Meadow Road is located on the Western edge of Pickering and is a quiet established street lined by both houses and bungalows which were built primarily in the 1970's. No.1 is a detached chalet bungalow located at the very start of the street. It has a Northerly front aspect with a resulting South facing, well stocked rear garden as well as an integrated garage and ample drive parking in front of it.

Inside the accommodation is over two floors with a sitting room that spans the full depth of the property and that also opens onto a conservatory that overlooks the rear garden. There is a fitted kitchen, again to the rear of the property, with an adjoining dining room to one side of it and a utility room to the other. No.1 also has a ground floor room allocated as a good sized double bedroom. From the central entrance hall stairs rise to access two further bedrooms along with the house bathroom.

Outside there is an established front garden with shrubs and herbaceous plants which is flanked by a double width hardstanding drive. A footpath runs around the side of the property accessing a good sized, private garden which is mostly to lawn but with colourful herbaceous beds, a paved patio and a timber framed shed.

## General Information

**Location:** 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 links to the East Coast and City of York where the Intercity train Service runs from London to Edinburgh. Pickering has a good range of shops, a Monday street market, reputable schools for all ages and amenities that include doctors surgery, dental clinics and library. There are also a wealth of recreational activities close to hand, such as Dalby Forest, The North York Moors Steam Railway and Pickering Castle.

**Services:** Mains water, electricity and gas are connected. Connection to mains drains. uPVC double glazing. Gas Central Heating.

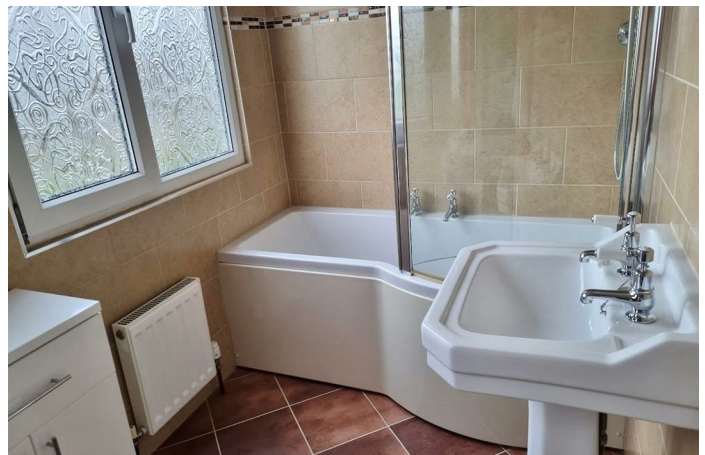
**Council Tax:** We are informed by North Yorkshire Council that this property falls in band D

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

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

**Directions:** Travelling into Pickering along the A170, from a Westerly (Helmsley) direction take the first exit left past the petrol station in Middleton. Travel a couple of hundred yards then taking the next available left turn signposted Northway. Continue up this road for a further few hundred yards taking the second turn off on the right, sign posted Meadow Road. No1 is immediately on the right hand side indicated by a Rounthwaite & Woodhead 'For Sale' board.

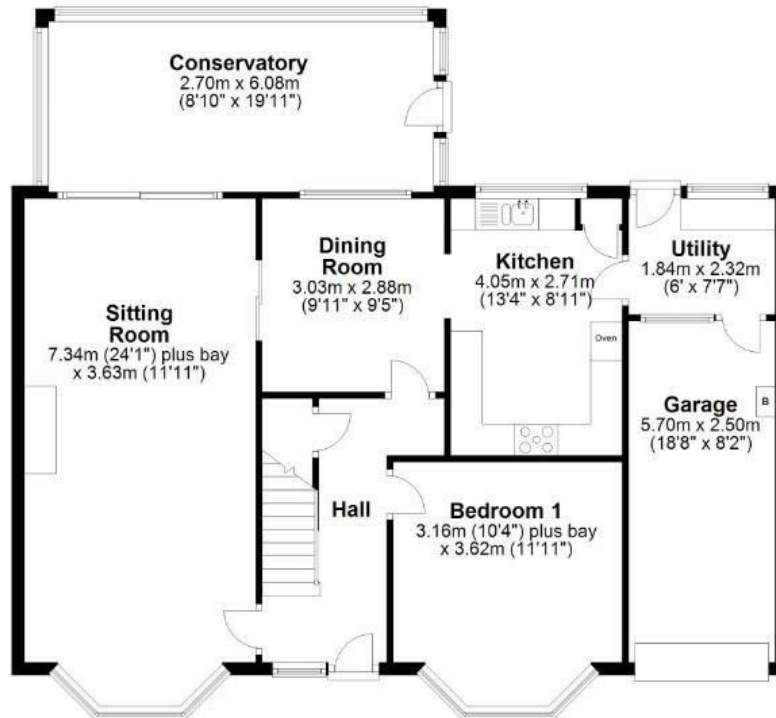
**Post code:** YO18 8NW **What3Words:** ///cycles.register.typically



# Accommodation

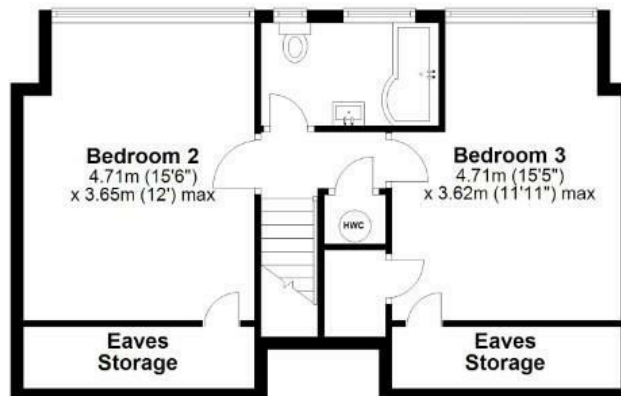
## Ground Floor

Approx. 104.8 sq. metres (1128.5 sq. feet)



## First Floor

Approx. 52.5 sq. metres (565.0 sq. feet)



Total area: approx. 157.3 sq. metres (1693.6 sq. feet)

**1 Meadow Road, Pickering**

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (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 energy efficient - higher running costs |         |           |
|                                             | 62      | 74        |
| 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) <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 |         |           |
|                                                                 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |





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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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