

ROUNTHWAITE & WOODHEAD

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



BUMBLE BEE COTTAGE, RUFFA LANE, PICKERING, YO18 7HW

An immaculately presented stone cottage with a wealth of outside space that could be run as a holiday letting property close to the town centre

Dining Kitchen

Gas Central Heating

EV Charging Point

Sitting Room

uPVC Double Glazing

Garage

Two Double Bedrooms

South Facing Garden

Income Potential

Shower Room

Ample Parking

EPC Rating C

PRICE GUIDE: £269,000

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

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 Schools for all ages, Doctors surgery, Dentists 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 the service links to London in little over two hours.

Wandales Cottages are located to the Eastern side of the town, yet less than a five minute walk from the town centre. They hold an elevated position over the town with roof top views towards the Howardian Hills. This stone terrace of 4 cottages are thought to date back over 100 years and all come with ample parking and reasonable gardens. No.3 is a mid terrace property that has undergone a program of refurbishment over recent years. It has a great South facing garden as well as private parking with electric gates for numerous cars, a garage and an EV charging point.

Inside the accommodation comprises a beautiful dining kitchen with integrated white goods and ample space for a good sized dining table. This continues into the sitting room which has a log burning stove and access to the garden. Upstairs there are two double bedrooms, house bathroom and plenty of built in storage.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas central heating. Fully alarmed both Cottage & Garage.

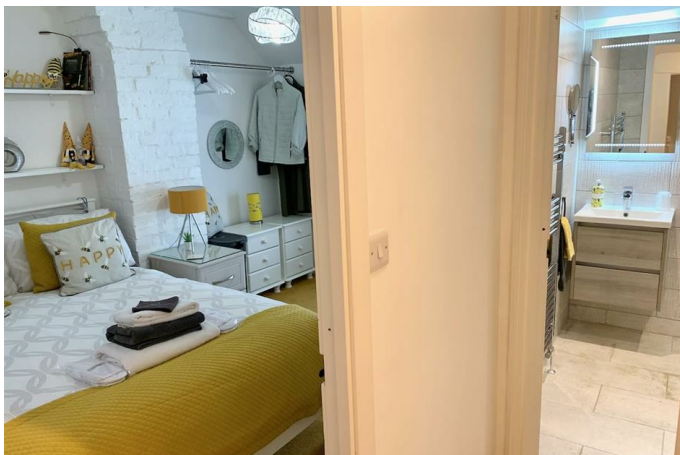
Council Tax: We are informed by Ryedale District Council that this property falls in Band B.

Tenure: We are advised by the Vendors that the property is 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, YO18 7AA. Tel: 01751 4872800.

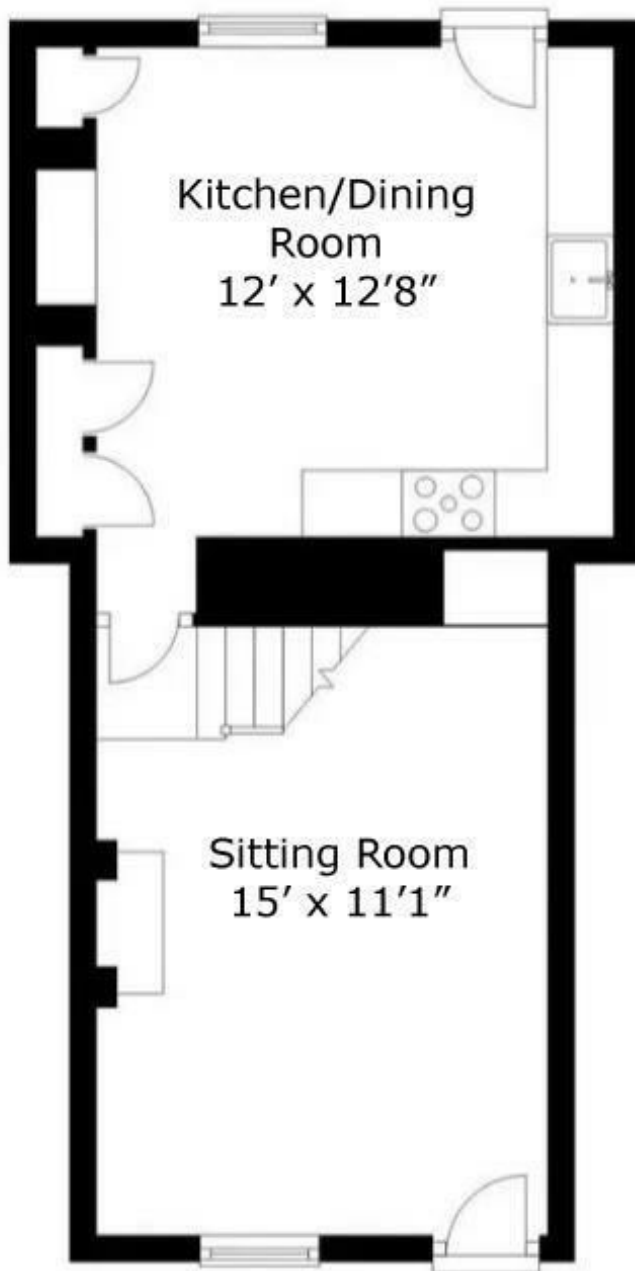
Directions: From the roundabout in the centre of Pickering (by the Forest & Vale Hotel) continue North along the A169 Taking the next available right turn onto Ruffa Lane. Travel approximately 300 yards and past the Green Howards Road turning. On the left, is a hard standing/gravel private drive sign posted to Wandales Cottages indicated by a Rounthwaite & Woodhead 'For Sale' board. The row of 4 cottages hold an elevated position at the end of the drive.

Postcode: YO18 7HW

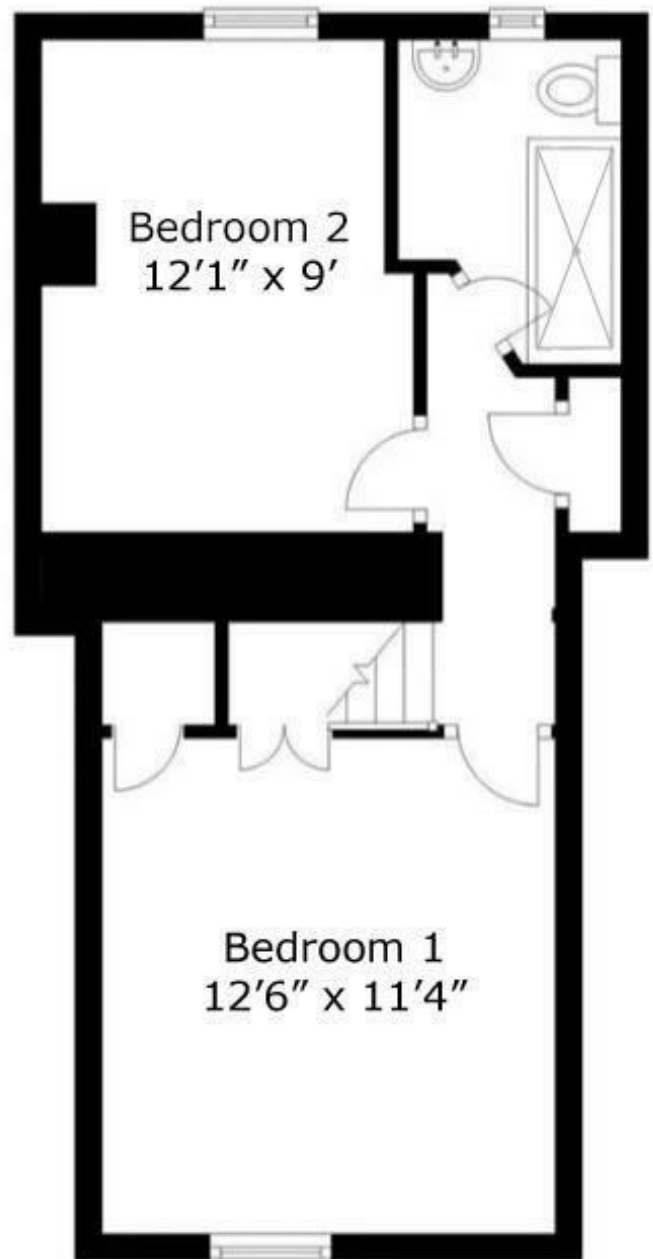


Accommodation

GROUND FLOOR



FIRST FLOOR



Total area: approx. 67.3 sq. metres (724.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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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