

ROUNTHWAITE & WOODHEAD

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



10 MOLE END, PICKERING, NORTH YORKSHIRE, YO18 8TG

A well positioned semi-detached house with ample parking overlooking grassed open space

Front Entrance Porch

Bathroom

Drive Parking

Sitting Room

Gas Central Heating

Quiet Cul-de-sac

Dining Kitchen

uPVC Double Glazing

Pleasant Outlook

Two Double Bedrooms

Front & Rear Gardens

EPC Rating C

PRICE GUIDE: £215,000

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

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 links to the East Coast and City of York where the 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.

Mole End is situated in a modern, but established residential area of Pickering a few minutes walk from the town centre and local facilities. The property is neatly presented and arranged over two floors with gas central heating and uPVC double glazing throughout. On the ground floor there is a front entrance porch that leads into a good sized sitting room. There is a dining kitchen with patio doors that open out onto the rear garden. On the first floor there are two double bedrooms served by the house bathroom.

Outside there are gardens to the front and rear both down to lawn with a couple of timber framed sheds and driveway parking for at least three vehicles.

General Information

Services: Mains water, gas and electricity are connected. Connection to mains drains. Gas Central Heating (New boiler in 2019). uPVC Double glazing. Telephone connection subject to the usual British Telecom Regulations.

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

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 A170 in an Easterly (towards Scarborough) direction take the right turn at the traffic lights (Lidl Supermarket) onto Vivis Lane. Continue along this road for a few hundred yards taking the left turn onto Kingfisher Drive. Take the second left turn onto to Mole End with no.10 being at the end of the close on the right hand side indicated by a Rounthwaite & Woodhead 'For Sale' Board.

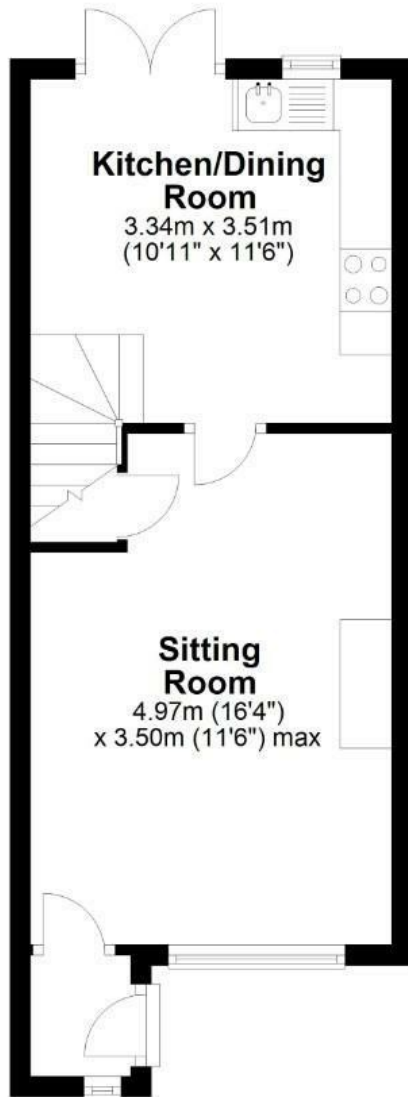
Viewing Arrangements: Strictly by prior appointment through the Agents:
Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034



Accommodation

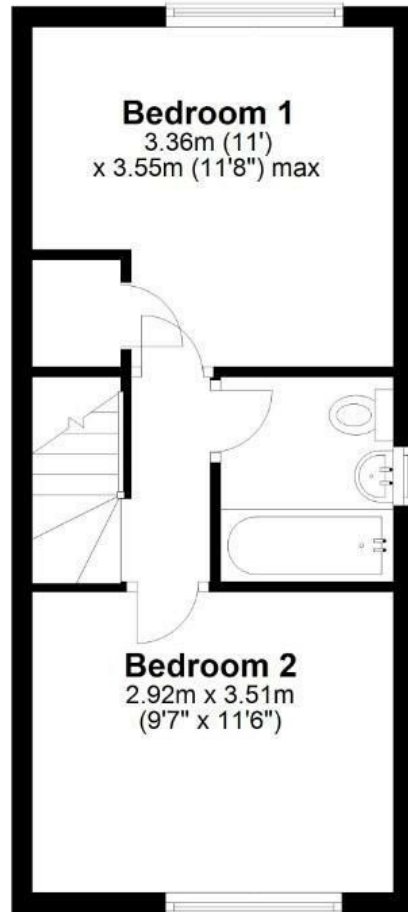
Ground Floor

Approx. 30.8 sq. metres (331.1 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.7 sq. feet)

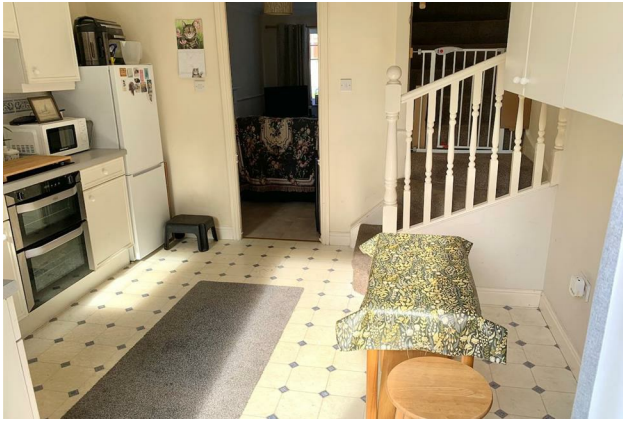


Total area: approx. 60.3 sq. metres (648.9 sq. feet)

10 Mole End, Pickering

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
	70	
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ 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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