

ROUNTHWAITE & WOODHEAD

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



THE COACH HOUSE, 101 MIDDLETON ROAD, PICKERING, YO18 8NQ

**An individual, detached town house located on the Western side of Pickering
and only a short walk to the amenity of the town's market place**

Entrance Hall

Cloakroom

Gas Central Heating

Sitting Room

Utility Room

Southerly Facing Gardens

Kitchen

Wetroom

Ample Parking

Dining Room

Three Bedrooms

Double Width Garage

Study

House Bathroom

EPC Rating E

PRICE GUIDE: £399,950

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

As the name suggests Middleton Road is a quiet street that extends from the town centre in a Westerly direction towards the village of Middleton. It is lined by a mixture of property types, both young and old along with numerous mature trees. The Coach House is little over a five minute walk from the town's market place and so is very convenient for its amenities; although a bus stop is quite literally across the other side of the road.

Believed to be the former coach house to the large Lodge next door this property is a detached stone built property under a slate roof and comes with a Southerly facing garden, plenty of drive parking and a double width garage. With gas central heating the majority of the accommodation is ground floor with three main reception rooms; namely the sitting room, breakfast kitchen and separate dining room. The house also offers a ground floor bedroom with adjoining wet room. This floor also has a cloakroom and utility room nearest the back door as well as a study. Upstairs there are two further bedrooms served by the house bathroom. The master bedroom also has some substantial eaves storage accessed through its fitted wardrobes.

Outside the gardens are to the rear/South side of the property and within some stone wall boundaries. As well as areas of lawn, there is also a veranda and a brick set drive offering parking and extending to a double width garage and timber framed lean to shed. The drive has its own wrought iron gates.

General Information

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

Council Tax: We are informed by Ryedale District Council that this property falls in band E

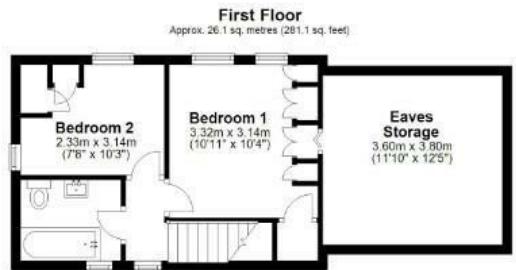
Tenure: We are advised by the Vendors that the property is freehold and vacant possession will be given upon completion.

Directions: Travelling into Pickering from a Westerly (Kirkbymoorside) direction take the first available left turn, after the Middleton Petrol Station onto Middleton Road. Continue for approximately half a mile with The Coach House being located on the right hand side almost opposite the left turn to the cul-de-sac signposted Pipers Acre.

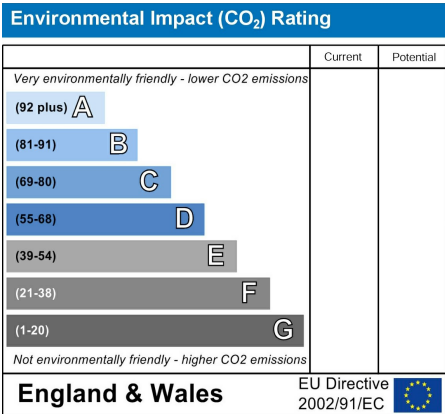
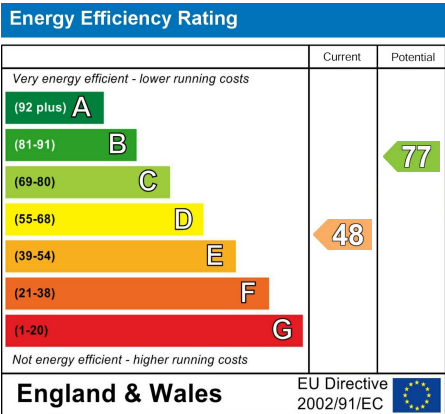
Viewing Arrangements: Strictly by prior appointment through the Agents:
Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034



Accommodation



Total area: approx. 125.3 sq. metres (1348.7 sq. feet)
101 Middleton Road, Pickering





Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

ROUNTHWAITE & WOODHEAD