

# ROUNTHWAITE & WOODHEAD

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



## 22 WILLOW COURT RECREATION ROAD, PICKERING, YO18 7EY

**A recently refurbished, semi detached bungalow close to the town's amenities that forms part of a sheltered housing scheme for residents over 55 or registered disabled**

**Entrance Hall**

**Two Bedrooms**

**Rear Courtyard**

**Living Room**

**Wet Room**

**Residents Parking**

**Kitchen**

**Electric Heating**

**EPC Rating D**

**Conservatory**

**Double Glazing**

**NO ONWARD CHAIN**

**PRICE GUIDE: £195,000**

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

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 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 an intercity service links to London in little over two hours. Willow Court has the advantage of being a very short walk South from the shops in the town centre yet a comfortable walk to Pickering's surrounding countryside. It comprises 26 mixed properties in a courtyard setting and is part of a managed sheltered housing scheme with a regularly visiting care manager. The development can be occupied by someone over the age of 55 years of age and/or registered disabled.

No. 22 is a semi detached bungalow that offers ground floor accommodation to its residents. There is a reasonable sized living room that overlooks the developments main thoroughfare which extends into a fitted kitchen with an adjoining uPVC conservatory. The bungalow has relatively recently had a wet room fitted that serves its two bedrooms; one of which has fitted wardrobes.

Outside there is visitors and residents parking, communal gardens and behind no.22 is a North facing patio offering rear access to the bungalow.

## General Information

Services: Mains water and electric are connected. Connection to mains drains. Electric heating. Personal emergency/security alarm. Telephone connection subject to 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 Vendor 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. Telephone: 01751 472800/430034

Directions: Approaching Pickering from a southerly direction along the A169 take a left hand turn signposted Recreation Road (immediately after the Petrol service station). Continue along this road for approximately 100 yards where Willow Court can be found on the right hand side. No.22 is in the centre of the development indicated by a Rounthwaite & Woodhead 'For Sale' board.

Note: At least of 50% of the residents of the property must be aged 55 years of age or above or be registered disabled.

Willow Court is a joint management between developers and Accent Property Solutions Ltd and we are advised that there is a current service charge of £526.98 per quarter that covers the following:

Part time warden managed and 24hr care line system

Communal gardening

Insurance (excluding contents)

External maintenance and decoration

Maintenance of roads/landscaped garden areas

The property can be sold at any time in the usual way, but on a re-sale there is a 1% levy payable to the Managing Agent



## Accommodation

### Ground Floor


Approx. 60.0 sq. metres (646.1 sq. feet)

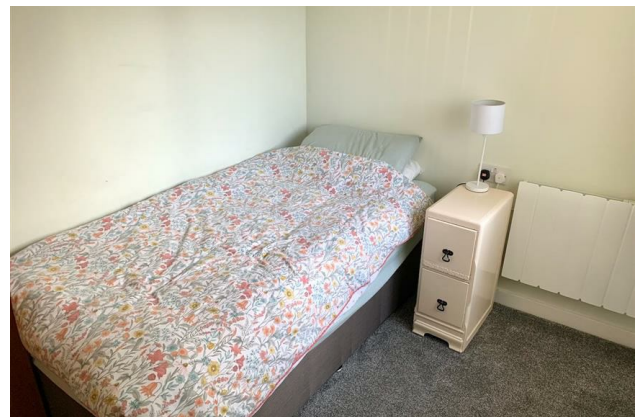


Total area: approx. 60.0 sq. metres (646.1 sq. feet)

### 22 Willow Court, Pickering

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>59</b>	<b>88</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		
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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