

ROUNTHWAITE & WOODHEAD

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



WHISTLES, SWAINSEA LANE, PICKERING, NORTH YORKSHIRE, YO18 8NF

A detached and well presented house within a comfortable walk of the town's amenities

Entrance Hall

Conservatory

Attached Garage

Sitting Room

Three Bedrooms

Ample Drive Parking

Dining Kitchen

Bathroom

Good Sized Gardens

Rear Porch

Gas Central Heating

Timber framed Shed

Cloakroom

Double Glazing

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

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 street market and amenities that include Doctors surgery, Dentists, Library and schools for all ages. 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 a service links to London in little over two hours. Swainsea Lane is a comfortable walk to the western side of the town centre and is lined with an assortment of property types from Edwardian town houses to bungalows built in the 1970's. It also has Pickering's secondary school Lady Lumley's three quarters of the way down it, to which Whistles is its immediate neighbour.

Whistles is a detached brick house thought to have been built in the 1960's and sits nicely in the middle of its good sized plot with an integrated garage, a private garden to its rear and ample parking, as well as lawn, to its front. It has an interesting layout with a mid level entrance hall from the front door and stairs down to a sitting room with an open fire, a sizeable and recently fitted dining kitchen, a conservatory looking over the gardens and a down stairs wc. Upstairs there are three double bedrooms served by a newly installed bathroom.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas Central Heating. uPVC Double glazing. 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 taking the third turn off on the left hand side sign posted Swainsea Lane. Continue for a few hundred yards with Whistles being on the right hand side just before Lady Lumley's School.

Viewing Arrangements: Strictly by prior appointment through the Agents:

Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034



Accommodation

Ground Floor

Approx. 83.5 sq. metres (898.7 sq. feet)



First Floor

Approx. 62.8 sq. metres (675.6 sq. feet)



Total area: approx. 146.3 sq. metres (1574.2 sq. feet)

Whistles, Pickering

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		



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