

# ROUNTHWAITE & WOODHEAD

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



**17 OTTER DRIVE, PICKERING, NORTH YORKSHIRE, YO18 8TQ**

**A well located one bedroom property with garden and parking**

**Entrance**

**Double Bedroom**

**Drive Parking**

**Kitchen**

**Bathroom**

**Rear Garden**

**Sitting Room**

**uPVC Double Glazing**

**Quiet Close**

**Conservatory**

**Gas Central Heating**

**EPC Rating D**

**PRICE GUIDE: £150,000**

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 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 Intercity 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.

Otter Drive is situated in a modern, but established residential area of Pickering a few minutes walk South from the town centre and local facilities. The property is neatly presented and arranged over two floors with gas heating and uPVC double glazing throughout. On the ground floor there is a newly fitted kitchen, room under the stairs for a dining area and a good sized sitting room that links to a conservatory overlooking the rear garden. On the first floor there is a double bedroom served by the recently replaced house bathroom.

Outside there is a fully enclosed garden to the rear and driveway parking for 2 vehicles.

## General Information

Services: Mains water, gas and electricity 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 A

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 third left turn onto Otter Drive with no.17 being on the left 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. 27.1 sq. metres (292.2 sq. feet)



## First Floor

Approx. 20.8 sq. metres (224.0 sq. feet)



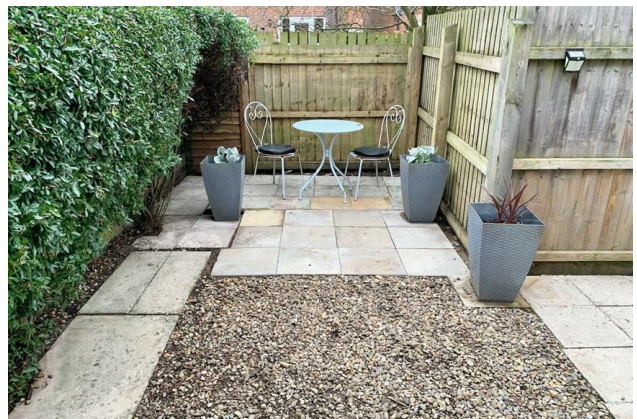
Total area: approx. 48.0 sq. metres (516.2 sq. feet)

**17 Otter Drive, Pickering**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>90</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	
<b>62</b>	
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	

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	
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	





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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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