

# ROUNTHWAITE & WOODHEAD

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



## **FLAT 3, 10 PARK STREET, PICKERING, YO18 7AJ**

**A recently refurbished second floor apartment  
centrally located and with the advantage of garaging**

**Shared stair access**

**Double Bedroom**

**Double Glazing**

**Entrance Hall**

**Bathroom**

**Garage**

**Living Kitchen**

**Electric Heating**

**EPC Rating D**

**PRICE GUIDE: £132,500**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747  
Email: [rounthwaite-woodhead@btconnect.com](mailto:rounthwaite-woodhead@btconnect.com)

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

Pickering is an attractive market town situated along the A170, Thirsk to Scarborough road. It is a short drive to the east coast and to the surrounding market towns of Helmsley, Kirkbymoorside and Malton. Malton has regular rail links to the City of York and Intercity service beyond. Pickering has a busy Monday Street market, a good selection of shops, schools and amenities which include doctors surgery, dentists and library and interesting places to visit such as the Beck Isle Museum, Pickering Castle and the North York Moors Steam Railway.

Park Street is one of the older areas of Pickering located opposite the steam train station. It is an area of mixed property type, with both town houses and period cottages running along its length and located within a minutes walk of the market place. Flat 3, is one of four apartments that have been converted from an attractive old stone building that is believed to date back to 1845. With stone steps rising from the ground floor and shared with the flat below no.3 has been recently refurbished by the current owner to offer relatively good sized accommodation. A further flight of stairs rise to the second floor where there is a newly fitted kitchen that opens out into a living area. A door leads to a double bedroom and adjoining recently fitted bathroom suite. The electric heating has also been updated.

The property might well suit a First time buyer or purchaser looking for a 'lock up & leave' second home. It also offers an excellent rental investment opportunity.

## General Information

Services: Mains water and electricity are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Electric heating. Part uPVC double glazing.

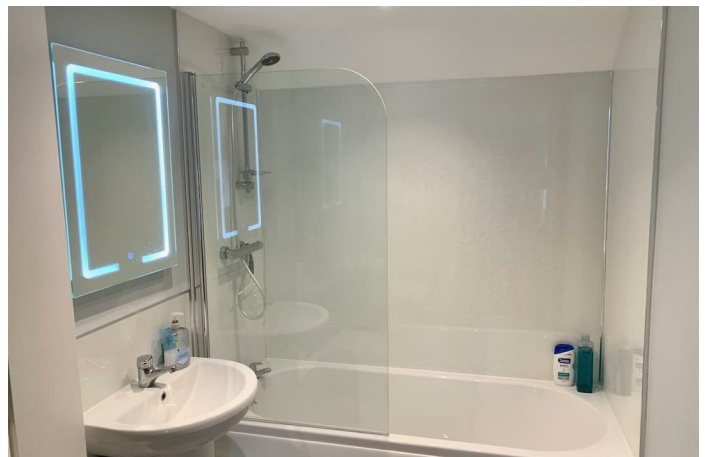
Council Tax: We are informed by North Yorkshire Council that this property falls in band A.

Tenure: We are advised by the Vendors that the property is Leasehold and the lease has just been extended to run out in December 2182. Vacant possession will be given upon completion. There is an annual service charge of £600 per year.

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

Directions: From the roundabout where the A170/169 join head West (towards Kirkbymoorside) along the A170. Turn right at the traffic lights next to the Lidl supermarket; sign posted The Ropery. Continue just a few hundred yards up the street turning right opposite the Steam train station. Flat 3 is found on the right hand side indicated by a Rounthwaite & Woodhead 'For Sale' board.

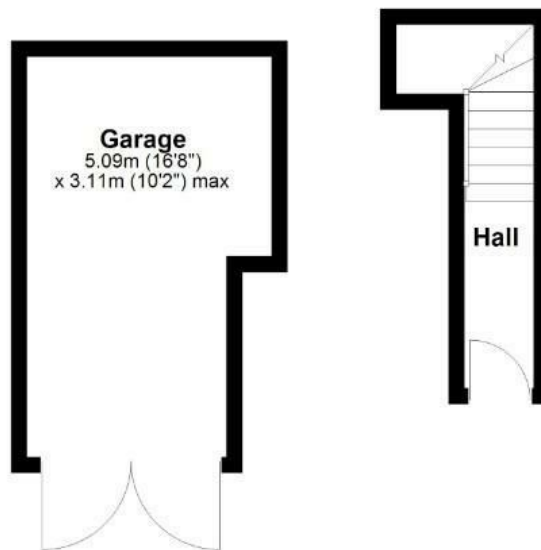
Post Code: YO18 7AJ



# Accommodation

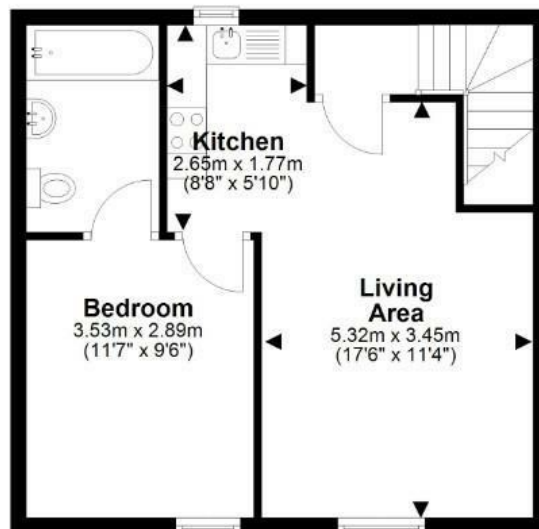
## First Floor

Approx. 4.8 sq. metres (52.1 sq. feet)



## Top Floor

Approx. 40.5 sq. metres (435.4 sq. feet)



Total area: approx. 45.3 sq. metres (487.5 sq. feet)

**Flat 3, 10 Park Street, Pickering**

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>77</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>63</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| EU Directive 2002/91/EC                     |           |           |
| England & Wales                             |           |           |

| 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                                         |         |           |
| England & Wales                                                 |         |           |



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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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