

# ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



**19, COSTA WAY, PICKERING, YO18 8LY**

**A nicely positioned detached bungalow with garage, parking and a large garden**

- |                            |                            |                              |
|----------------------------|----------------------------|------------------------------|
| <b>Kitchen</b>             | <b>Sitting Room</b>        | <b>Conservatory</b>          |
| <b>Bathroom</b>            | <b>2 Bedrooms</b>          | <b>Greenhouse &amp; Shed</b> |
| <b>Garage</b>              | <b>Additional Parking</b>  | <b>No Onward Chain</b>       |
| <b>Gas Central Heating</b> | <b>uPVC Double Glazing</b> | <b>EPC Rating: D</b>         |

**GUIDE PRICE £245,000**

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747  
Email: 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 and Malton. Malton has a train station with regular links to the City of York and Intercity service beyond. Pickering has an active Monday Street market, a good selection of shops, schools for all ages and amenities which include doctors surgery, dentists, vets and library. There are interesting places to visit such as the Beck Isle Farming Museum, Pickering Castle, the North York Moors Steam Railway and the nearby Dalby Forest.

Costa Way is an established development of mainly detached houses and bungalows built in the late 1970's by Barrett Homes located on the south western side of the town. No.19 comprises a detached bungalow with a nicely enclosed, good size garden which is relatively private.

The interior would benefit from a touch of refurbishment and cosmetic improvement but in essence, provides nicely arranged accommodation with an extended kitchen/diner, a south facing sitting room with adjoining conservatory, two double bedrooms and bathroom with modern fittings.

Running down the side of the bungalow is a private drive leading to a single garage with electricity connected and ample room for storage. The sizeable garden includes a greenhouse and timber framed shed and comes as a blank canvas for the horticultural enthusiasts.

## General Information

Services: Mains water, gas and electricity are connected. Connection to mains drains. Gas Central Heating.

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. There is no onward chain.

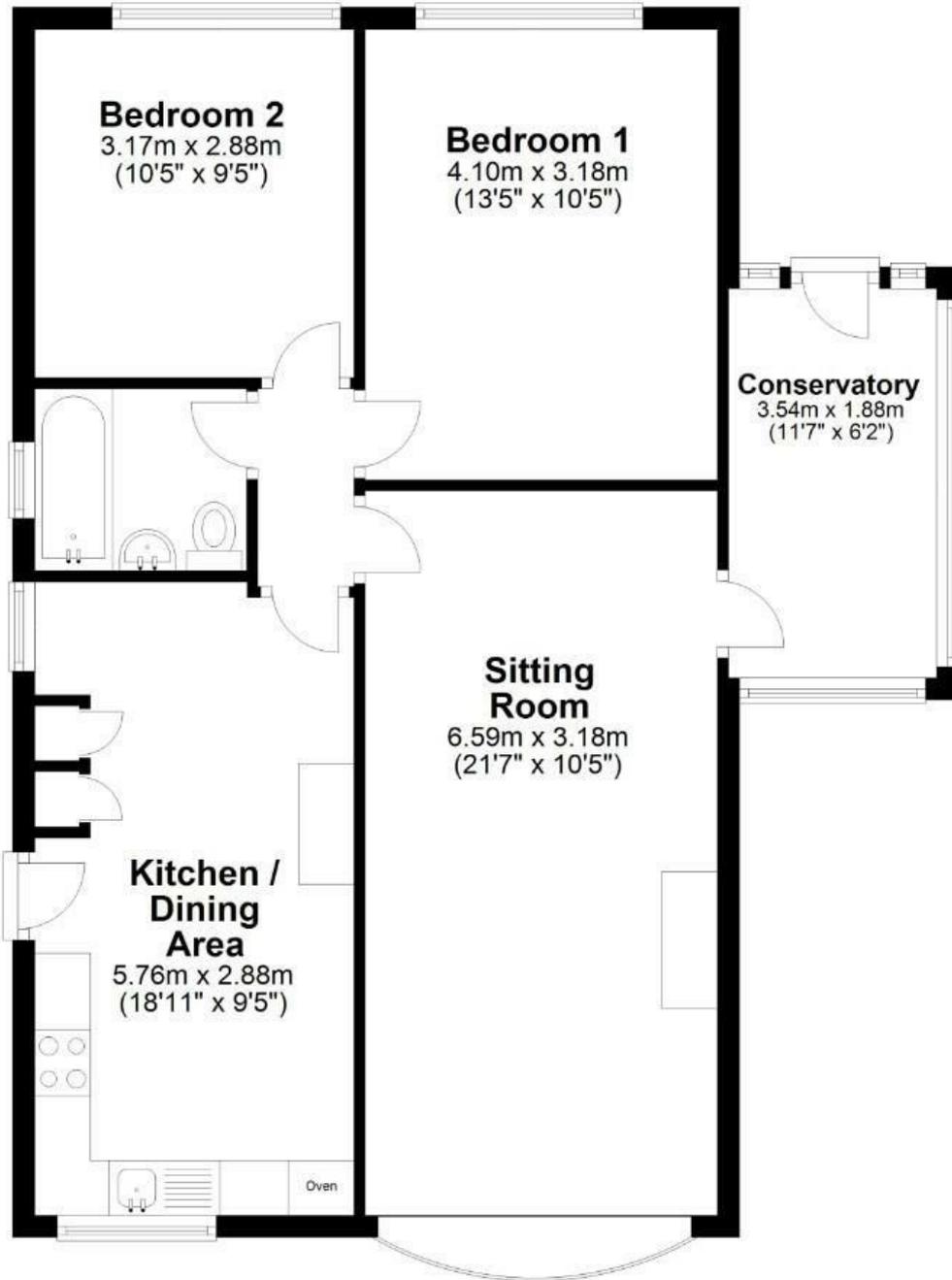
Viewing Arrangements: Strictly by prior appointment through the agents Messrs Rounthwaite and Woodhead, 26 Market Place, Kirkbymoorside. Telephone: 01751 430034/472800



# Accommodation

## Ground Floor

Approx. 73.9 sq. metres (795.0 sq. feet)



Total area: approx. 73.9 sq. metres (795.0 sq. feet)

### 19 Costa Way, Pickering

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</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>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	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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