

ROUNTHWAITE & WOODHEAD

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



OAKLEA, WRELTON, PICKERING, YO18 8PF

**A charming mid terrace house in a village setting
with a beautiful, established garden adjoining open countryside**

Dining Room

Sitting Room

Kitchen

Conservatory

3 Double Bedrooms

Shower Room

EPC Rating D

Potting Shed

Gas Central Heating

GUIDE PRICE £375,000

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

Description

The village of Wrelton is bypassed by the A170 Thirsk to Scarborough road and lies approx 3 miles to the west of Pickering and 4.7 miles east of Kirkbymoorside. Both of these desirable market towns provide an exceptionally good range of local amenities, good schools and recreational facilities. The North York Moors are a short car journey away, as is the splendid scenery that surrounds Cropton and Dalby Forests.

Oaklea is a charming stone cottage with a brick facade to its southern elevation, situated in the heart of Wrelton and is likely to appeal to a wide audience from younger families to retired persons alike. Without doubt the extensive garden is a particular feature and from its furthest boundary, there are super views across the surrounding countryside.

This much loved, family home is of a traditional layout and is now in need of some general refurbishment and updating in parts. The accommodation flows nicely and offers huge scope for further improvement and perhaps even an extension to the rear, to replace the existing conservatory (subject to the necessary planning consent). Heating is via a mains gas central heating boiler and there is a stove effect gas fire in the sitting room. There are 3 good size bedrooms upstairs along with a large shower room.

The garden is extremely private and made up of a paved patio area with low rise steps leading onto a central lawn with well stocked shrubberies, planted borders and what was once a productive vegetable garden. Included within the garden is a greenhouse, garden shed, log store and potting shed with water and electricity connected.

General Information

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

Council Tax: The property falls in band D.

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion. No onward chain.

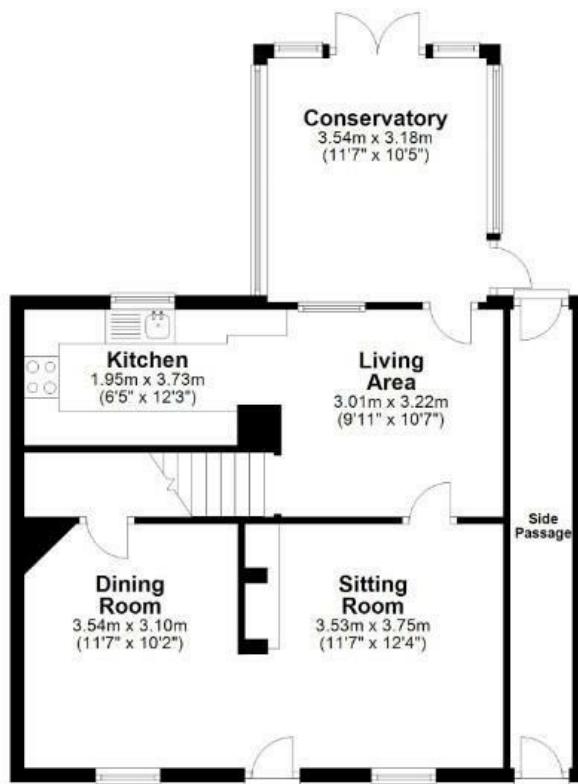
Viewing Arrangements: Strictly by appointment through the Agents Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034 Email: enquiries@rwestateagents.co.uk



Accommodation

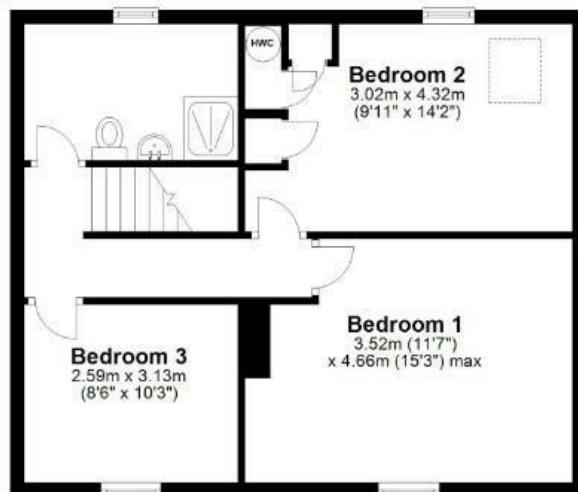
Ground Floor

Approx. 64.4 sq. metres (693.7 sq. feet)



First Floor

Approx. 52.9 sq. metres (569.1 sq. feet)



Total area: approx. 117.3 sq. metres (1262.8 sq. feet)

Oaklea, Wrelton

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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