

ROUNTHWAITE & WOODHEAD

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



HIGH VIEW, 42 RUFFA LANE, PICKERING, YO18 7HN

A double fronted, detached house on a substantial plot with plenty of parking

Entrance Hall

Sitting Room with Stove

Kitchen/Diner

Utility Room

Ground Floor Bathroom

Cloakroom

3 Double Bedrooms

First Floor Bathroom + Shower

Large Landing + Storage

South Facing Elevations

EPC Rating E

No Onward Chain

PRICE GUIDE: £385,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
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www.rounthwaite-woodhead.co.uk

Description

Known as High View, 42 Ruffa Lane this spacious detached house sits centrally on an established plot located a brisk, 15 minute walk from the centre of Pickering where all the usual Market town facilities are on hand.

With a sunny, south facing aspect the versatile living accommodation is likely to appeal to a wide audience including retired persons and younger families alike. On the ground floor there is a welcoming entrance hall, a good size sitting room with wood burning stove, a front to back kitchen/diner with doors opening out to the garden and a separate utility room. The property has three double bedrooms, two bathrooms (one on each floor) together with double glazing and gas central heating throughout (the gas central heating boiler is approx. 5 years old). To keep up with the demands of modern living, there is plenty of storage and recently the property has had a fresh coat of paint and new carpets in places to give it that 'ready to move into' feel.

There is, however, still room for improvement with this house, in particular outside in the garden. Sitting under a backdrop of mature trees, the lawned garden to the rear includes a summer house, shed and greenhouse. Mature conifers frame the front of the property where there is further lawn together with plenty of parking on the drive.

General Information

Services: Mains gas, electricity and water are connected. Connection to mains drains. Gas fired central heating.

Council Tax: We are informed by Ryedale District Council that this property falls in band E .

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

Pickering is a thriving market town at the foot of the North York Moors National Park. The City of York is less than a 40 minute drive away with excellent rail links to Leeds, Manchester, London and Edinburgh. Pickering has a good range of shops, a Monday street market, well respected schools for all ages and amenities that include medical centre, dentist and library. There are also a wealth of recreational activities close to hand, such as Dalby Forest, The North York Moors Steam Railway, Pickering Castle and the Beck Isle Museum.



Accommodation

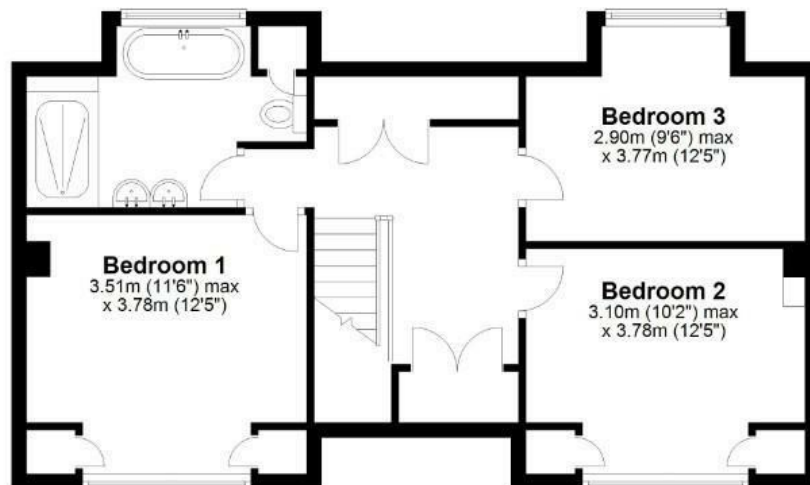
Ground Floor

Approx. 84.2 sq. metres (905.9 sq. feet)



First Floor

Approx. 57.1 sq. metres (615.0 sq. feet)



Total area: approx. 141.3 sq. metres (1520.8 sq. feet)

42 Ruffa Lane, Pickering

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(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



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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