

# ROUNTHWAITE & WOODHEAD

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



**35 FIRTHLAND ROAD, PICKERING, YO18 8BZ**

**A two bedroom, semi detached bungalow requiring some updating  
with a garage, parking and a sunny south facing garden**

**Entrance Hall**

**Kitchen**

**Sitting Room**

**2 Double Bedrooms**

**Inner Hall**

**Shower Room**

**South Facing Rear Garden**

**Garage & Parking**

**No Onward Chain**

**PRICE GUIDE: £215,000**

Also at: Market Place, Pickering Tel: (01751) 472800 & 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 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 Service runs from London to Edinburgh. Pickering has a good range of shops, a Monday street market, well respected schools for all ages and amenities that include Doctors surgery, Dentist and library. There are also a wealth of recreational activities close to hand, such as Dalby Forest, The North York Moors Steam Train and Pickering Castle.

Firthland Road lies on the south western side of the town, an established residential area of mixed properties popular with young families and retired persons alike.

With an attractive garden in front, this semi detached bungalow provides good size living accommodation with gas central heating and uPVC double glazing. From the main entrance hall, doors lead off to a sitting room, kitchen, two double bedrooms and shower room. The kitchen is dated and would benefit from refurbishment.

There is a south facing rear garden contained neatly with fenced boundaries with lawn, patio and planted borders.

A single garage lies to the side of the bungalow with parking in front.

The property is presently unoccupied and is offered for sale with no onward chain.

## General Information

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

**Council Tax:** We are informed by North Yorkshire Council that this property falls in band C

**EPC Rating:** C

**Tenure:** We are advised by the Vendor that the property is freehold and that vacant possession will be given upon completion.

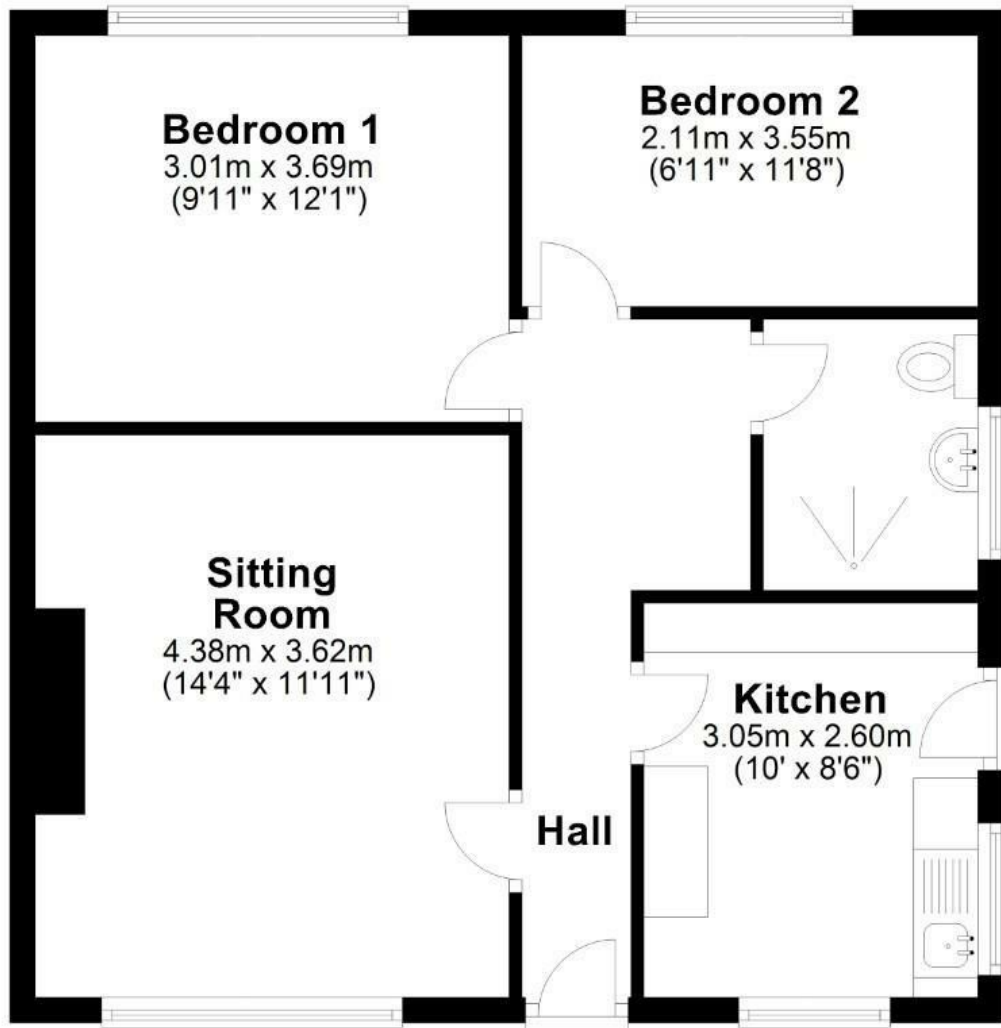
**Viewing Arrangements:** Strictly by prior appointment through the agents Messrs Rounthwaite and Woodhead, 26 Market Place, Kirkbymoorside. Telephone: 01751 430034/472800



## Accommodation

### Ground Floor

Approx. 55.0 sq. metres (591.8 sq. feet)



Total area: approx. 55.0 sq. metres (591.8 sq. feet)

### 35 Firthland Road, Pickering

| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>86</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>69</b> |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | 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 |         |                                                                                                               |
| England & Wales                                                 |         | 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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