



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	70
(39-54) E		
(21-38) F		
(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		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

22, Hungate, Pickering, North Yorkshire, YO18 7DL Offers in excess of £210,000

Spacious three-bedroom apartment in the heart of the vibrant market town of Pickering - gateway to the stunning North York Moors National Park and Heritage Coast. The 18th century property in attractive stone with the pantile roof, has been thoroughly and tastefully converted from a shop and an old Brewery. The accommodation comprises; entrance hallway with WC, kitchen/dining room with double French doors leading into spacious living room. rear hall into study/bedroom, with a further two double bedrooms with en suites.

The entire property is in immaculate order and ready to move into. All walls are painted off-white so there is a blank canvas for one's own colour preferences. Nearby, free off-street parking.

The apartment is currently a private dwelling but would be an ideal bolthole, holiday home, Airbnb facility or holiday let.

Pickering is an attractive market town on the edge of the beautiful North York Moors National Park and 18 miles from the Heritage Coast. There is a wealth of pubs, eateries individual shops and all the other amenities expected in a market town; including the market itself held every Monday. The iconic North Yorkshire Moors Steam Railway is based in Pickering with some services to Whitby - the famous seaside town from where Captain Cook set sail in the endeavour in the 1700s. There is a wonderful Norman castle in Pickering owned by English Heritage and the surrounding countryside is a haven for wildlife and walkers.

EPC Rating D



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

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ENTRANCE HALL

8'10" x 4'4" (2.71 x 1.33)

Built-in shoe cupboards, coat rack, vinyl flooring, radiator.

GUEST CLOAKROOM

Hand wash basin, low flush WC, vinyl flooring.

OPEN KITCHEN/DINING ROOM

13'8" x 15'9" (4.17 x 4.81)

Window to front aspect with modern venetian blinds. Wall and base units, black marble effect worktops and splashback. Floor to ceiling shelved larder/store cupboard, farmhouse style sink with drainer and mixer taps. Dishwasher, electric oven with gas hob and overhead extractor hood. Power points, radiator, vinyl flooring, cupboard over washing machine space housing the electric meter.

Carbon monoxide unit installed.

SITTING ROOM

14'6" x 15'8" (4.42 x 4.80)

French doors from the kitchen leading to an equally spacious sitting-room. Glass display shelving in small alcove, large built in store cupboard on opposite wall housing the combie gas boiler, newly installed in 2022. Radiators, fitted carpet and venetian blind at window. Windows leading into a study/bedroom.

INNER HALL

Carpeted fitted, smoke alarm. Fire exit with window, radiator.

STUDY/BEDROOM

7'6" x 8'8" (2.29 x 2.66)

Bedroom/study, radiator, venetian blinds, power points.

BEDROOM ONE

14'10" x 11'3" (4.54 x 3.43)

Spacious double bedroom with ensuite facilities, comprising modern white fittings and a bath with shower over. Glass shelf, razor point, light over basin. Shower screen, built-in cupboards with shelving and extractor fan. Black tile-effect vinyl flooring. Radiators, power points.

EN-SUITE

5'6" x 10'2" (1.68 x 3.10)

MASTER BEDROOM

18'6" x 15'5" (5.66 x 4.71)

A very spacious ensuite room with smaller white wardrobe and separate fitted drawers in alcove. Cream carpet, radiators, wall-mounted mirrors and skylights. The ensuite comprises white modern fittings with shower cubicle, razor point in light over basin. Black tile-effect vinyl flooring and shelving, with ladder-style radiator chrome/towel rail and extractor fan. Shelf on wall by wash basin.

EN-SUITE

6'0" x 6'1" (1.85 x 1.86)

PARKING

Free off street parking.

COUNCIL TAX BAND B

New boiler installed in 2022 with 10 year guarantee if serviced yearly.

ADDITIONAL NOTES

TENURE

We are informed by the Vendors that the property is Leasehold held on a new 999 year lease.

