

Energy Efficiency Rating	
Current	Potential
74	76

Environmental Impact (CO ₂) Rating	
Current	Potential

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



71b, Westgate, Pickering, , YO18 8AZ £100,000

No.71b is a well presented ground floor apartment that has the added advantage of adjoining its own garden. There is a modern fitted kitchen area, fully tiled bathroom with white suite and a double bedroom.

There is a shared footpath that runs along the side of the property and gives access to the gardens to the rear. The gardens as a whole have wall and wood panel fence boundaries with a picket fence dividing the Garden from the remaining two.

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 C



01653 916 600 | enquiries@willowgreenestateagents.co.uk

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

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

KITCHEN/LIVING ROOM/DINER

12'9" x 15'7" (3.91 x 4.77)
Window to front and side aspect, range of fitted wall and base units with tiled splashback, integrated electric oven and gas hob, stainless steel sink with mixer taps, plumbing for washer/dryer, space for fridge/freezer, power points, downlights, radiator.

BATHROOM

Wooden style flooring, fully tiled, panel enclosed bath with overhead shower, low flush W.C , hand wash basin with pedestal, heated towel rail, downlight, extractor fan.

BEDROOM ONE

8'3" x 9'6" (2.52 x 2.92)
Window to front aspect, wooden style flooring, power points, radiator.

GARDEN

There is a shared footpath that runs along the side of the property and gives access to the gardens to the rear. The gardens as a whole have wall and wood panel fence boundaries with a picket fence dividing the Garden from the remaining two.

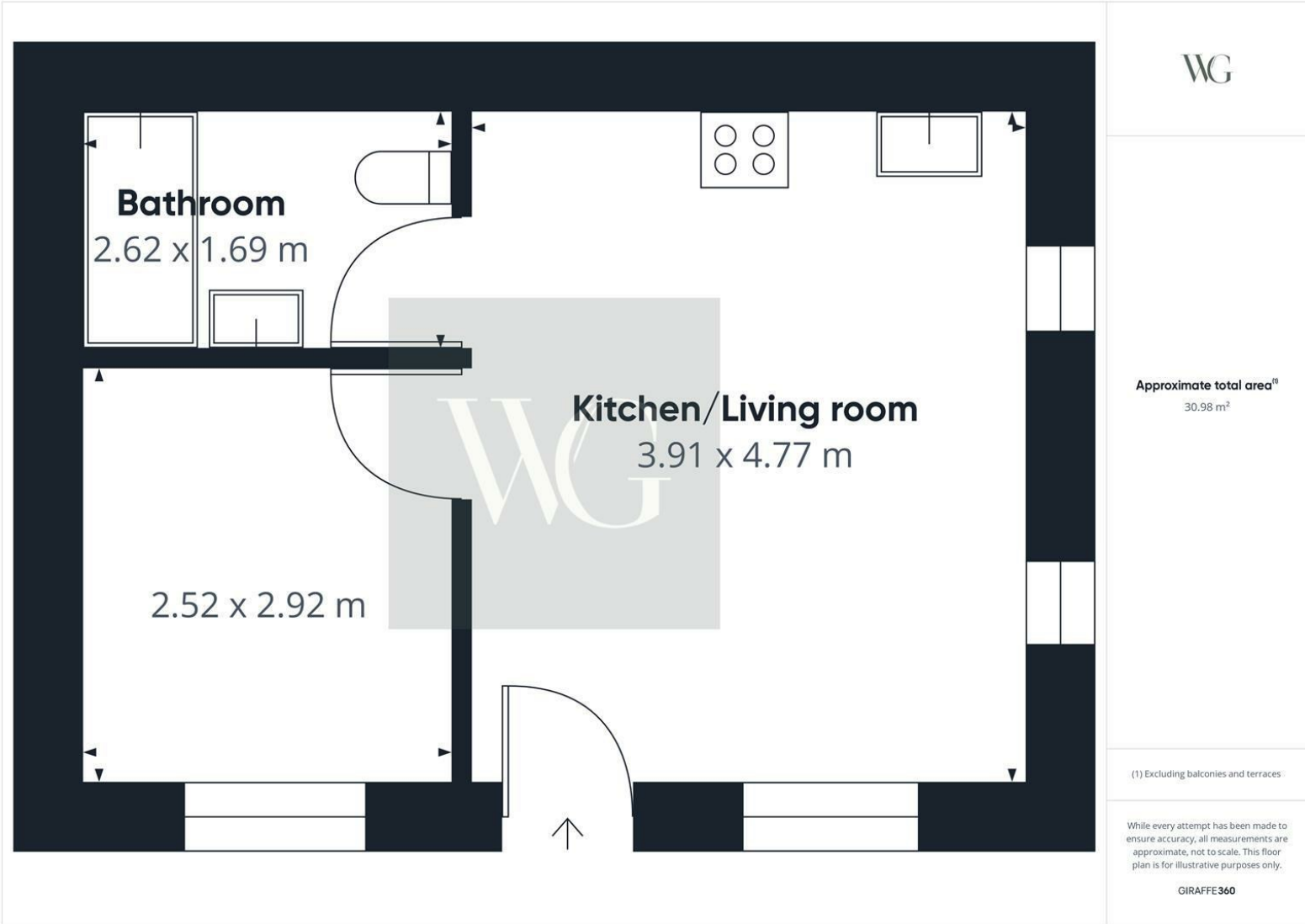
SERVICES

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

COUNCIL TAX BAND A

LEASEHOLD

Leasehold property 999 term started on 1st Jan 2008 - 983 years left. Our vendor owns the freehold.



WG

Approximate total area¹⁾
30.98 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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