

**27, Park Street, Pickering,
North Yorkshire, YO18 7AJ**
Guide price £225,000

27 Park Street is a charming double fronted Grade II listed cottage situated within this desirable position in Pickering, overlooking the North York Moors Steam Railway and the surrounding countryside.

In recent years the owner has replaced the roof on the property and re fitted the kitchen. In brief, this cosy cottage comprises; kitchen/dining room, sitting room with open fire, spacious utility room and ground floor shower room. To the first floor there are two double bedrooms with vaulted ceilings and the house bathroom.

Outside, the property has a garden to the rear which is on multiple levels with different sitting areas. There is a large studio/garden room with power at the top of the garden with outstanding views, making it an ideal work space or another reception area to enjoy! Parking is on-street to the front of the property.

Pickering is an attractive market town situated along the A170, Thirsk to Scarborough road. It is a short drive to the east coast and to the surrounding market towns of Helmsley and Malton. Malton has regular rail links to the City of York and Intercity service beyond. Pickering has a lively Monday street market, a good selection of shops, schools and amenities which include medical centre, library, leisure centre and swimming pool.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(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



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

KITCHEN/DINING AREA

11'1" x 11'9" (3.39m x 3.60m)
Window to front aspect, tiled flooring, beamed ceiling, shelves and base units with integrated dishwasher, integrated fridge, radiator, power points and understairs storage cupboard.

SITTING ROOM

10'4" x 15'8" (3.15m x 4.79m)
Windows to front and rear aspect, beamed ceiling, open fire, TV point, power points and radiator.

UTILITY ROOM

6'6" x 10'7" (1.99m x 3.23m)
Door to front and rear, tiled flooring, range of wall and base units, Belfast sink, integrated washer dryer, integrated fridge/freezer and power points.

GROUND FLOOR SHOWER ROOM

6'8" x 5'4" (2.05m x 1.64m)
Fully tiled shower room, low flush WC, sink and window to front aspect.

FIRST FLOOR LANDING

Velux window, power points and radiator.

BEDROOM ONE

10'4" x 16'2" (3.16m x 4.93m)
Window to front aspect, Velux window, vaulted ceiling with beams, power points, radiator and original feature fireplace.

BEDROOM TWO

11'5" x 7'4" (3.50m x 2.26m)
Window to front aspect, vaulted beamed ceiling, power points and radiator.

BATHROOM

5'4" x 8'5" (1.64m x 2.59m)
Window to rear aspect, tiled floor, bath with shower above, low flush WC, heated towel rail and sink.

OUTSIDE

Outside, the property has a garden to the rear which is on multiple levels with different sitting areas. There is a large studio/garden room with power at the of top the garden with outstanding views, making it an ideal work space or another reception area to enjoy!

PARKING

Parking is on-street to the front of the property.

LARGE STUDIO/GARDEN ROOM

Power & light. Ideal home office/work/gym space.

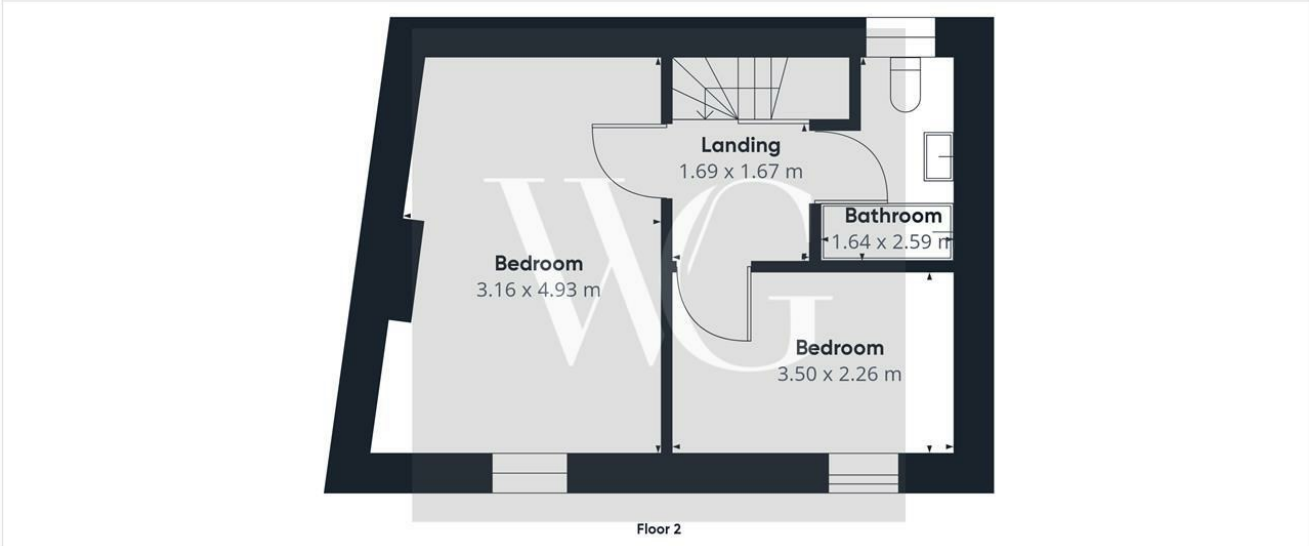
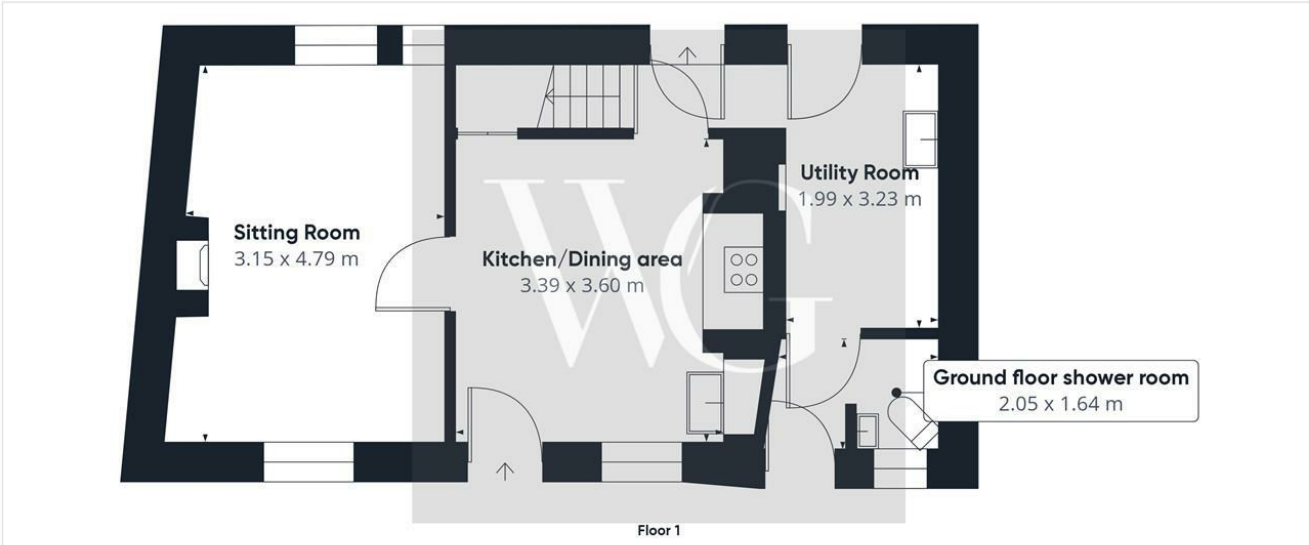
SERVICES

Gas central heating and mains drainage.

TENURE

Freehold

COUNCIL TAX BAND C



WG

Approximate total area⁽¹⁾
71.7 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.

Calculations are based on RICS IPMS 3C standard.

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