



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		<div>44</div>	<div>85</div>
(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			
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.

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England and Wales VAT Reg. No 934616515



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WILLOWGREEN

ESTATE AGENTS



16, Firthland Road, Pickering, YO18 8BZ

Guide price £280,000

Charming Double-Fronted Stone Cottage in Pickering

Nestled on a quiet street in the picturesque market town of Pickering, this beautifully presented end-terrace, double-fronted cottage is the perfect blend of character, style, and practicality. Thoughtfully updated with a focus on tasteful design, this is a home that will truly resonate with young couples and families who appreciate both charm and function.

Stepping inside, you're welcomed by a light-filled entrance porch that leads into a characterful sitting room—a warm and inviting space with an exposed stone and brick feature wall, stone mantel, tiled hearth, and a cosy log burner, ideal for relaxing evenings in. Clever understairs storage adds practicality, while a half-glazed door leads through to the heart of the home: the stunning dining kitchen.

This shaker-style kitchen is a true standout, boasting solid timber worktops, an island unit with statement lighting, and a range of integrated appliances including a dishwasher, oven, microwave, and hob with extractor. Another log burner with brick hearth and mantel adds warmth and character, while a purpose-built boot room provides the perfect space for muddy boots and coats after countryside walks.

Upstairs, the sense of style continues with feature timbers and a shaker-style bathroom vanity set on a timber countertop. The bathroom is beautifully appointed with a tiled bath area, shower over, and glazed screen. The three bedrooms include a generously sized principal bedroom complete with inbuilt shaker style wardrobe

Outside, the property boasts a sunny garden with a lawned area, border planting, and a seating area perfect for summer entertaining. An insulated outbuilding, currently used as a utility room, offers further flexibility, while off-street parking for two cars adds convenience.



LOCATION
Pickering is a charming market town on the edge of the North York Moors, brimming with history, character, and a strong sense of community. With its blend of independent shops, cosy cafés, and traditional pubs, it offers a delightful lifestyle for couples and families alike. Known as the "Gateway to the Moors," Pickering is perfect for outdoor enthusiasts, with miles of countryside, scenic walks, and the famous North Yorkshire Moors Railway on your doorstep.

Local amenities include highly regarded schools, a weekly market, and excellent transport links to York, Malton, and the coast. Whether you're looking for a peaceful retreat or a vibrant hub for family life, Pickering has something for everyone.

LIVING ROOM
16'11" x 10'7" (5.18 x 3.24)

KITCHEN
20'1" x 12'8" (6.14 x 3.88)

BOOT ROOM
5'2" x 10'9" (1.60 x 3.30)

FIRST FLOOR LANDING

BEDROOM ONE
11'5" x 11'8" (3.50m x 3.56)

BEDROOM TWO
10'6" x 11'3" (3.21 x 3.45)

BEDROOM THREE
8'2" x 12'6" (2.51 x 3.82)

BATHROOM
5'11" x 8'0" (1.82 x 2.44)

OFF STREET PARKING

EPC RATING E
Awaiting reassessment

COUNCIL TAX BAND C

