



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.

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WILLOWGREEN

ESTATE AGENTS



2, The Newlands, Pickering, YO18 7EP

Guide price £325,000

2 The Newlands is a beautifully renovated home, just a short walk from the centre of Pickering located on this private road. Thoughtfully restored to retain its original charm, the property now offers a high-spec finish and carefully curated interior throughout.

The current owners have completed a full renovation including a full rewire, plumbing and central heating system with radiators throughout, roof and insulation, full replastering, and a porch and canopy to the front elevation.

A tiled veranda leads into the hallway with tiled flooring and painted staircase with carpet runner. The front sitting room features a recently built bay window, open fire with tiled hearth and ornate mantle, cast iron radiator, and double leaf doors opening into the impressive kitchen diner.

The extended kitchen/dining space is flooded with natural light from architectural aluminium bifold doors that open out to the rear garden. A feature island with brass tap, Belfast sink, quartz worktops, parquet-style flooring, and striking wall tiles complete the space. There's also a bar/drinks area, range cooker, original fire, feature wall lighting. A cloakroom/utility space includes a guest WC, shoe storage, and underfloor heating runs throughout the kitchen, utility, and hallway. A handy understairs pantry cupboard and separate understairs storage add further practicality.

Upstairs are three bedrooms, two generous doubles with original doors, picture rails, and fireplaces, and a third single room. The stylish bathroom includes a wet room shower, original freestanding bath, double vanity and WC. Loft access via a pull-down ladder leads to a versatile 'hang out' or office space, with potential (with permission) for conversion to create a 4th bedroom.

Externally, there's a landscaped front lawn and private parking, while the rear garden features a tiled patio, raised beds, sculpted tiled water feature, rendered walls, and bike store.

A truly turn key home in the heart of Pickering!



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.

HALLWAY
11'11" x 8'3" (3.64 x 2.54)

LIVING ROOM
11'10" x 12'5" (3.61 x 3.8)

KITCHEN/DINER
8'5" x 19'7" (2.59 x 5.98)

GUEST CLOAKROOM
4'3" x 5'9" (1.31 x 1.76)

LANDING
8'2" x 5'8" (2.51 x 1.75)

BEDROOM ONE
11'11" x 10'11" (3.64 x 3.33)

BEDROOM TWO
8'7" x 11'7" (2.64 x 3.54)

BEDROOM THREE
6'8" x 10'0" (2.04 x 3.06)

BATHROOM
5'0" x 8'8" (1.53 x 2.66)

LOFT ROOM
17'10" x 21'7" (5.44 x 6.58)

EPC RATING

COUNCIL TAX BAND

