

Peter
illingworth
ESTATE AGENTS

**21 and 22, EASTGATE, PICKERING
NORTH YORKSHIRE, YO18 7DU**

www.peterillingworth.co.uk

Price Guide £610,000

An excellent opportunity to acquire a five bedroom period 18th century Grade II listed townhouse (No 21), with an adjoining two bedroom cottage (No 22) providing a wonderful opportunity for a further income stream by letting out and has the flexibility to allow working from home or for those wishing for additional space for multi generational families to enjoy privacy and independence!

Both properties have the benefits of many features including beamed ceilings, window shutters, display alcoves and window seats. Externally there is a very generous brick set driveway offering ample extra car parking in addition to the carport. Steps lead up to a terraced lawned garden, with well stocked beds and a summer house and garden shed.

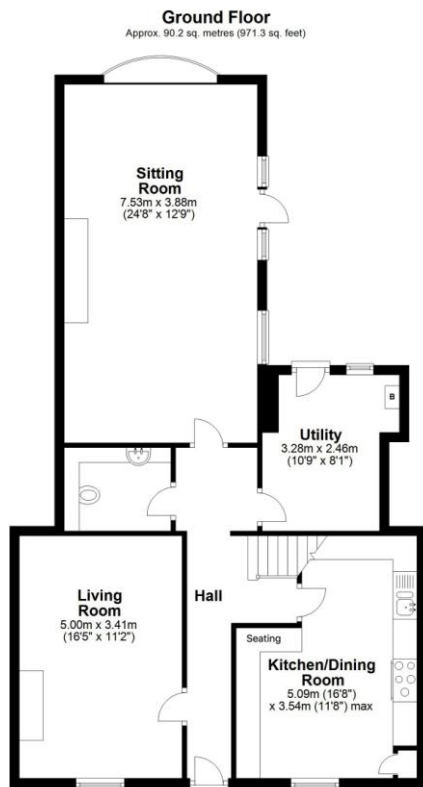
The main house No 21 comprises: Ground floor: Entrance hall, a sitting room with a log burner, a large light and airy family room and an entertaining space with French windows allowing access outside. In addition there is a well appointed and fitted kitchen/breakfast area, downstairs cloakroom, utility room and stairs to first floor. First floor: landing with the master bedroom and double bedroom both with en-suites. A further double bedroom benefits from a house bathroom, stairs to second floor. Second floor: Landing leads to two generous double bedrooms. Gas fired centrally heated.

No. 22 the adjoining cottage: Ground floor: sitting room/dining area, kitchen. First floor: Double bedroom and large house bathroom, Second floor: Double bedroom. Gas fired centrally heated.

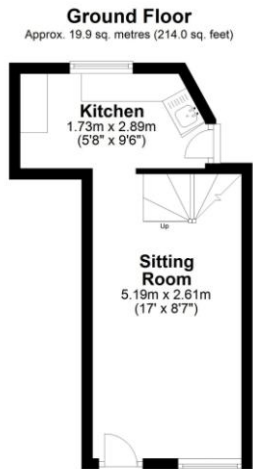
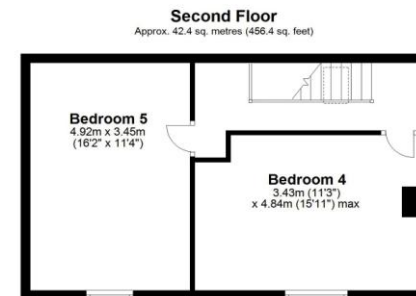
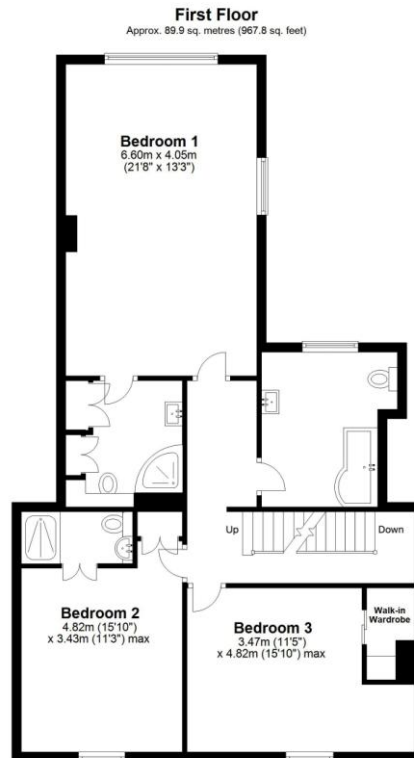
Pickering is a popular ancient market town with a good range of local amenities and is home to the North York Moors Railway. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable. The North York Moors National Park and the Great Dalby Forest are located close by.

There is no onward chain.

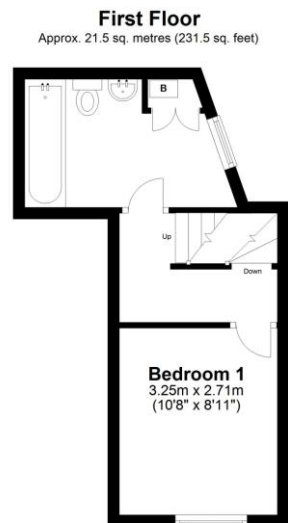




Total area: approx. 222.5 sq. metres (2395.5 sq. feet)
21 Eastgate, Pickering



Total area: approx. 55.5 sq. metres (597.1 sq. feet)
22 Eastgate, Pickering



Not to scale for identification purposes only





Tenure: We understand the properties to be freehold and vacant possession will be given on completion.

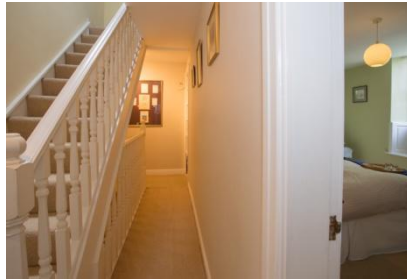
Services: Mains water, drainage, gas and electricity are laid on.

Property Tax: No 21 Band E
No 22 Band B

Need to sell your own property? Contact Peter Illingworth on 01751 475557 for no-obligation advice.

Need advice on buying through another agent? Contact Helen Shaw on 01751 431107 for an independent inspection by an experienced Chartered Surveyor, backed up by the RICS HomeBuyer report.

Viewing: Strictly by appointment through the agents Pickering Office, Champley's Mews, Market Place, Pickering, YO18 7AE.
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