

Peter
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ESTATE AGENTS

**Keswick House, Applegarth
Westgate, Pickering, YO18 8BB
Price Guide £765,000**

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An enviably located substantial three bedroom, gas fired centrally heated, double glazed, family residence standing on approx 0.56 acres or thereabouts. This lovely well appointed property lends itself for entertaining inside and out with plenty of car parking. Nestling within beautifully maintained lawned gardens, well stocked borders, beds and a substantial paved patio area yet close to the heart the of the ancient market town of Pickering. A substantial double garage with wc and storage over offering further scope for a granny annex or similar, subject to the appropriate consents.

Accommodation briefly comprises: Ground floor: Entrance hall, sitting room, dining room, study/garden room, conservatory, cloakroom, fully fitted kitchen/ breakfast area (with island unit), utility room. First floor: Landing, principal bedroom with en-suite bathroom with separate shower, bedroom 2 double (with Jack and Jill bathroom), bedroom 3 also double.

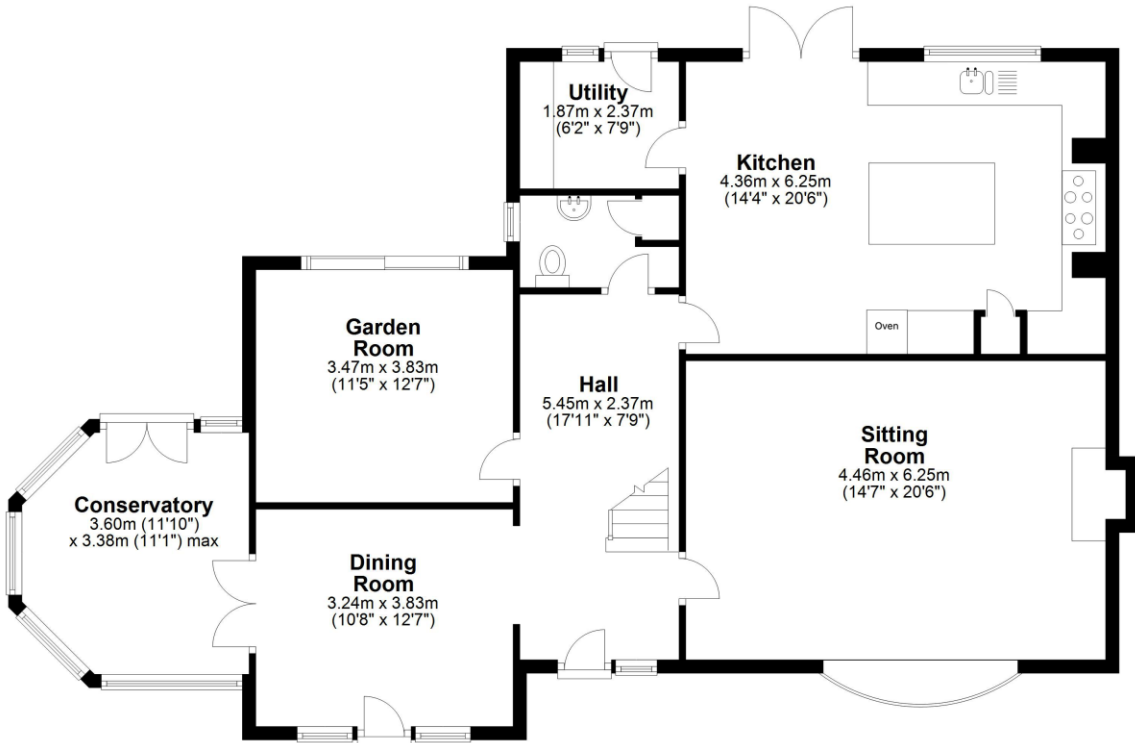
The ancient market town of Pickering has a good range of amenities and is home to the North York Moors Railway. The North York Moors National Park and the Great Dalby Forest are within a short drive. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



Not to scale for illustration purposes only

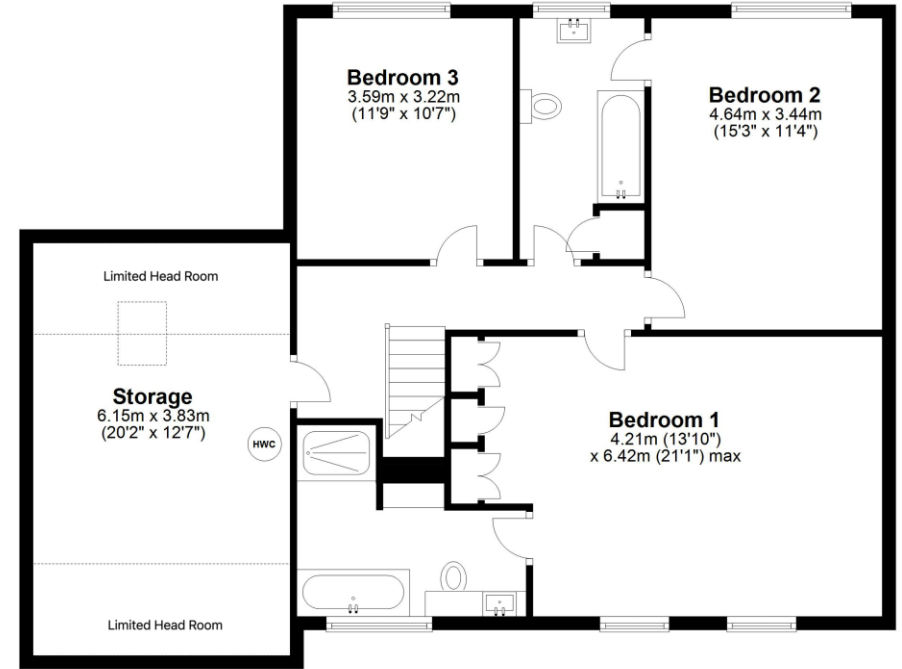
Ground Floor

Approx. 116.2 sq. metres (1250.9 sq. feet)



First Floor

Approx. 101.9 sq. metres (1096.4 sq. feet)

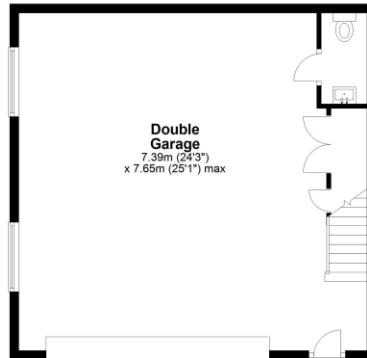


Total area: approx. 218.1 sq. metres (2347.3 sq. feet)

Keswick House, Pickering

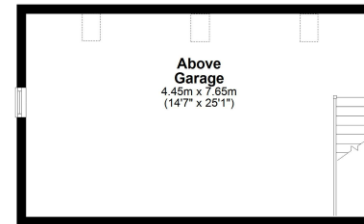
Ground Floor

Approx. 56.5 sq. metres (608.5 sq. feet)



First Floor

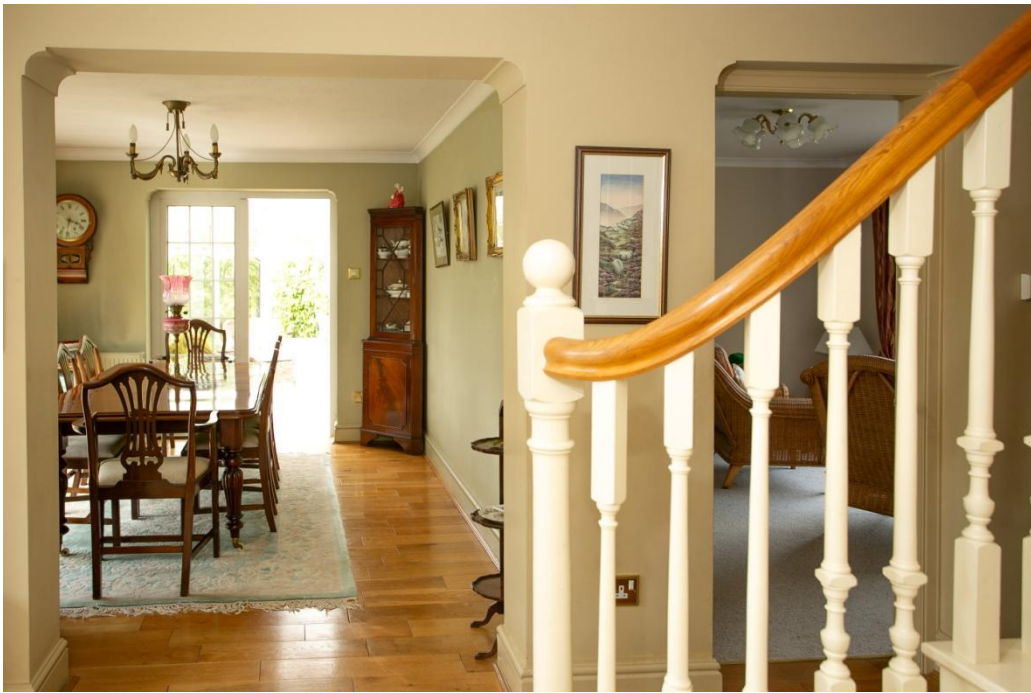
Approx. 34.1 sq. metres (366.6 sq. feet)

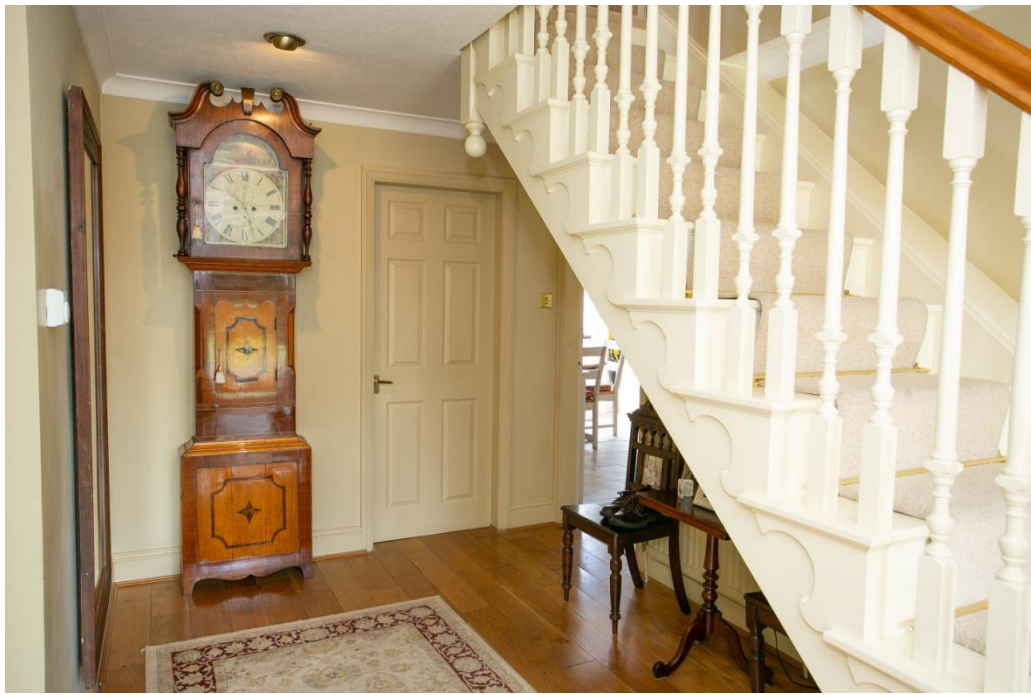


Total area: approx. 90.6 sq. metres (975.1 sq. feet)

Garage, Keswick House







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

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

Energy Performance Rating: Band D

Council Tax: Band E

Note: Keswick House has the benefit of a right of way from Westgate.

What 3 Words location:
uptown.remembers.sized

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Viewing: Strictly by appointment through the agents Pickering Office, Champley's Mews, Market Place, Pickering, YO18 7AE. Tel: 01751 475557.



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