

KATON COTTAGE, 40 HUNGATE PICKERING



A lovely character cottage quietly positioned only a short walk from the centre of the town.

Modern and stylish accommodation amounting to 507 ft² which comprises:

Entrance hall - living room - dining kitchen.

First floor main mezzanine bedroom - bathroom.

Space for outside table and chair set.

NO ONWARD CHAIN

GUIDE PRICE £185,000

A delightful character cottage, Grade II listed and converted around 10 years ago to create a unique one bedroom cottage with open plan accommodation and an appealing mixture of traditional features and a modern finish together with lovely presentation throughout.

40 Hungate is situated in a quiet, tucked away position just off Hungate but within easy reach of the marketplace. Forming the end portion of a range of traditional stone buildings previously used as a barn/stables, the cottage provides over 500 square feet of space. In brief, entrance area with a vaulted ceiling, breakfast kitchen with integrated appliances and space for a dining table, which opens through to a large living room with a dual aspect. Upstairs is a large mezzanine style bedroom, with exposed beams and adjoining house bathroom with shower.



The cottage is ideally suited as a holiday cottage or second home with easy to care for grounds and space for a set of chairs on the garden paved area to the side.



Pickering is a busy market town on the southern boundary of the North York Moors National Park and some 25 miles north of the city of York. Hungate is conveniently located only a short walk from the centre and offers easy access to a wide range of amenities, including shops, pubs and restaurants, surgery, sports centre and swimming pool. Convenient also for the surrounding countryside; the neighbouring North York Moors National Park to the north and the Heritage Coastline.

ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

5.93 m (19'5") x 4.51 m (14'10)

Measurement includes the kitchen and living areas
Part vaulted with a half glazed front door with window light overhead. Tiled floor. Cupboard housing the electric fuses and consumer units.



KITCHEN

Range of matching base and wall units incorporating one and a half bowl stainless steel sink unit with tiled splashbacks. Integrated electric oven with matching hob and extractor overhead. Ravenheat gas fired central heating boiler. Washing machine point. Casement window to the rear. Radiator. Space for a dining table.



LIVING ROOM

Dual aspect room with windows to the front and side. Feature beams. Stairs to the first floor with under stairs fitted storage cupboard. Radiator. Wall lights. Television point. Telephone point.



FIRST FLOOR

BEDROOM

4.31 m (14'2") x 3.92 m (12'10")

A mezzanine style bedroom, partly open with a vaulted ceiling and exposed beams. Wooden floorboards. Two roof lights. Casement window to the rear. Radiator. Television point.



BATHROOM

2.38 m (7'10") x 2.12 m (6'11")

Matching white suite comprising bath with shower overhead with a tiled surround. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Extractor fan.



OUTSIDE

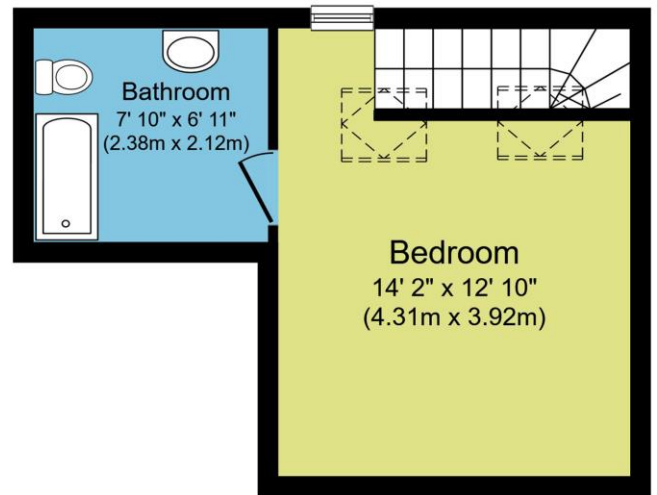
Katon Cottage lies just off Hungate, affording it a good degree of privacy and peace and quiet, yet only a short walk from the centre of Pickering. The property has a slim area of hard paving to its side, on which is currently a timber storage shed, but could offer the space to pop out a pair of chairs and a small table if needed.



GENERAL INFORMATION



Ground Floor
 Approximate Floor Area
 284 sq. ft.
 (26.3 sq. m.)



First Floor
 Approximate Floor Area
 223 sq. ft.
 (20.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services: Mains water drainage, gas and electricity.
 Council Tax: Band B.
 Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
 Viewing: Strictly by appointment with the Agent's Pickering office.
 Postcode: YO18 7DG

ADDITIONAL INFORMATION

Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is given as an approximate guide. The services as described have not been tested and cannot be guaranteed. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

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