

## ROSEWOOD COTTAGE, 143 WESTGATE PICKERING



**A characterful newly built property with stylish accommodation and easy to care for garden and grounds.  
Located on Westgate the property is conveniently located for all of the town's amenities**

921 ft2 of accommodation.

Entrance Porch – Large open plan living room and spacious dining kitchen– cloakroom with WC.

Two generous double bedrooms - house bathroom

Low maintenance rear garden

Off street parking

**NO ONWARD CHAIN**

### **GUIDE PRICE £315,000**



Rosewood Cottage is a charming, recently built, detached cottage which forms one of just three properties in a small mews style development just off Westgate. Despite Rosewood Cottage looking like an age old period cottage the property was newly built and finished in 2024. The design compliments the character properties which line Westgate but with a stylish contemporary finish and the energy efficiency of a new build scoring a high 'B82'.

The cottage provides just over 900 square feet of accommodation which comprises the following. Entrance porch, a large, dual aspect open plan living, dining kitchen. The kitchen is fitted with a smart range of cabinetry and a range of integrated appliances. Dining area and a separate sitting room with wood burning stove and French windows opening out onto the garden. Ground floor cloakroom with WC. Upstairs are two large double bedrooms, both with fitted wardrobes and the house bathroom.



To the front is a west facing lawned garden with a broad stone paved patio dining and seating area. The garden is easy to care for, ideal for outside entertaining. There is allocated parking within the parking area to the rear.

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. Kingfisher Drive offers easy access to a wide range of amenities, including primary school, surgery, library, 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 to the east.

## ACCOMMODATION COMPRISES

### ENTRANCE PORCH

Composite front door with inset glazed decorative pane. Leaded window to the side. Velux roof light. Fully glazed inner door.

### OPEN PLAN LIVING DINING KITCHEN

8.70 m (28'7") x 4.91 m (16'1")

Range of fitted base and wall kitchen cabinetry with a granite style worktop incorporating one and a half bowl stainless steel sink unit. Range of integrated appliances comprising fridge freezer, NEFF electric oven, Bosch five ring gas with extractor overhead. Tiled splashback.



Recessed ceiling lights. Sash windows to the front and side. French doors opening out onto the garden. Living area with cast-iron multi fuel stove with brick feature chimney breast and a stone half. Two vertical radiators.



## FIRST FLOOR

### LANDING

Conservation roof light to the east. Fitted storage cupboard housing an ideal gas fire central heating boiler.

### BEDROOM ONE

4.90 m (16'1") x 3.80 m (12'6")

Sash window to the front. Radiator. Range of fitted wardrobes and storage cupboards. Television point. Conservation style window to the rear.



### BEDROOM TWO

4.30 m (14'1") x 3.11 m (10'2")

Sash window to the front. Radiator. Range of fitted wardrobes and storage cupboards. Television point.



### BATHROOM

2.30 m (7'7") x 1.68 m (5'6")

Freestanding claw foot bath with shower attachment. Low flush WC. Wash hand basin with fitted vanity storage below. Bathroom cabinet with back lit mirror. Extractor fan. Marble style ceramic tiled floor and matching walls to half height. Recessed ceiling lights. Conservation style roof light to the rear. Vertical Ladder towel rail.



## OUTSIDE

Private and sheltered west facing rear garden with a stone paved terraced seating area and easy to care for lawn. There is allocated off street parking for two vehicles on the private parking to the rear.



## GENERAL INFORMATION

Services: Mains water, drainage, gas and electricity.

Council Tax: tbc

EPC: Current B/82. Potential A/95

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.

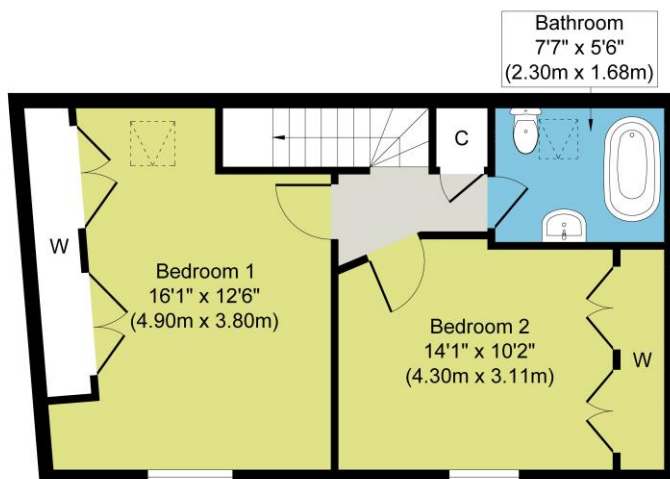
Postcode: YO18 8BB

## 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.*



**Ground Floor**  
**Approximate Floor Area**  
**472 sq. ft**  
**(43.84 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**449 sq. ft**  
**(41.73 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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