

# Mark Stephenson's

ESTATE & LETTING AGENTS



## Crossways, 134 Eastgate, Pickering, Pickering, YO18 7DW

£585,000

- Landmark building
- Large car park
- Prominent position
- Great potential
- Approx 4300 sqft

# 134 Eastgate, Pickering YO18 7DW

Substantial landmark building prominently located and trading in the same hands as Crossways Hotel for many years. Offering excellent potential and suitable for various uses subject to usual permissions. Approx 4300 sqft internally together with south facing walled gardens and large rear car park.



Council Tax Band: A



## LOCATION

Pickering is a charming and historic market town, known as the gateway to the Moors. The town boasts a number of public houses, a supermarket, local shops and cafes as well as a 13th century castle, petrol stations, a steam railway and museum. The local schools within the vicinity all boast good Ofsted ratings. The town is popular for tourists and locals alike with access to the North York Moors National Park, Dalby Forest and the coastline. Malton has a train station with regular services to Scarborough, York, Leeds and beyond. York offers excellent shopping with a mainline railway station from which some trains make the journey to London in less than two hours.

## VESTIBULE

Mosaic tiled flooring. Inner door to:-

## RECEPTION HALL

Mosaic tiled flooring. Rear window. Stairs off to the first floor.

## RECEPTION ROOM

To the left of the building. Front bay window. Rear window.

## REAR HALLWAY

Doors leading out. Access to the basement/storage. Internal stair case upstairs.

## WC

Two side by side.

## KITCHEN

Rear & side window. Tiled floor. Laid out as a- 'catering kitchen'.

## SECOND KITCHEN

Rear window and door out. Worcester gas fired central heating boiler.

## UTILITY

Rear window and door into:-

## LAUNDRY/OFFICE

Side door out. Into:-

## STORE/OFFICE

Rear and side windows.

## FIRST FLOOR LANDING

With rear window.

NB: First floor is currently run as three letting rooms plus owners accommodation.

## BEDROOM ONE

Front and side windows.

## BEDROOM TWO

Rear window.

## BATHROOM

Three piece suite and cubicle. Front window.

## BEDROOM THREE

Front window. En suite shower room.

## BEDROOM FOUR

Rear window and side window. En suite shower room.

### BEDROOM FIVE

Rear window. En suite bathroom.

### SECOND FLOOR LANDING

Rear door onto the internal staircase.

### BEDROOM SIX

Side window and en suite shower room.

### BEDROOM SEVEN

Side window and en suite bathroom.

### BEDROOM EIGHT

Dromer front window and en suite shower room.

### BEDROOM NINE

Front window. En suite shower room.

### OUTSIDE

South facing rear walled garden with rear gate leading to substantial car park.





Approximate Gross Internal Area 4306 sq ft - 400 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



**Directions**

**Viewings**

Viewings by arrangement only. Call 01751 476900 to make an appointment.

**Council Tax Band**

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	