



19 Park Street | Pickering YO18 7AJ

A traditional double fronted Grade II listed stone built cottage situated along Park Street which lies close to the North York Moors Railway line; it is believed that the cottage was formerly a public house and bakery.

The accommodation which lies on three floors comprises sitting room and kitchen with dining area on the ground floor, two

bedrooms and bathroom on the first floor with attic bedroom on third floor all of which enjoys gas fired central heating.

The Sidings is situated just off the Market Place and lies in the heart of the historic market town of Pickering where a good range of amenities and recreational facilities can be accessed easily.



Guide Price £217,500

19 Park Street | Pickering



Accommodation Comprises

Entrance Door

Leads to :

Kitchen

With 1 1/2 bowl stainless steel drainer sink unit with mixer tap over, rolled edge work surfaces, tiled splash backs, wall and base units, drawer compartments and display cabinets, exposed timbers to ceiling, central heating radiator, double glazed window to the front and side elevations, stairs to first floor landing with storage cupboard under housing central heating boiler, space for cooker with extractor hood over, door to rear,

Sitting Room

With double glazed windows to the front and rear elevations, front sash window with feature window seat, central heating radiator, fireplace with wood surround and cast iron back with decorative tiled inset and ornate fire, tiled hearth, exposed timbers to ceiling.

First floor landing

Stairs to second floor. Exposed timbers to ceiling, central heating radiator.

Master bedroom

With central heating radiator, double glazed sash window to the front elevation with window seat, exposed timbers to ceiling.

Bedroom Two

With double glazed sash window to the front elevation and window seat, central heating radiator, built in wardrobe with hanging space and small shelf and exposed timbers to ceiling.





Bathroom

With suite comprising bath with shower fitment over, pedestal wash hand basin, low flush w.c.; part tiled walls, beams to ceiling, part wood panelling to dado height.

Staircase to second floor

Leading from the first floor landing, with frosted glass windows providing light and access to attic bedroom.

Attic Bedroom

Partly with restricted headroom, skylight window, and window to the side elevation, central heating radiator and centrally position stair access to the room.

Outside

Paved rear garden with two outbuildings.

Services

Mains gas, electricity, drainage and water are connected.

The Cellar

Useful for storage purposes.

N.B.

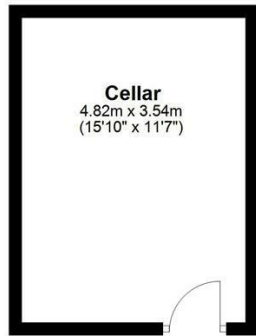
To the footpath at the side of the property there is access to the cottages at the rear for Numbers 16, 17 & 21.



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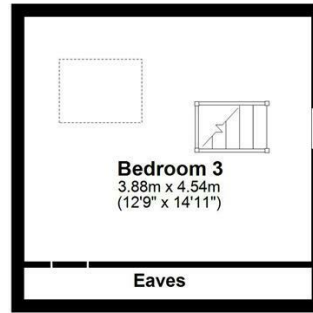
Cellar

Approx. 17.1 sq. metres (183.7 sq. feet)



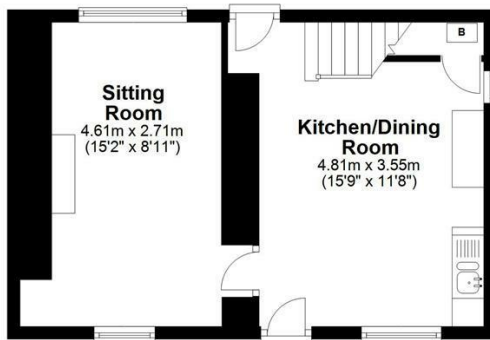
Second Floor

Approx. 20.3 sq. metres (218.7 sq. feet)



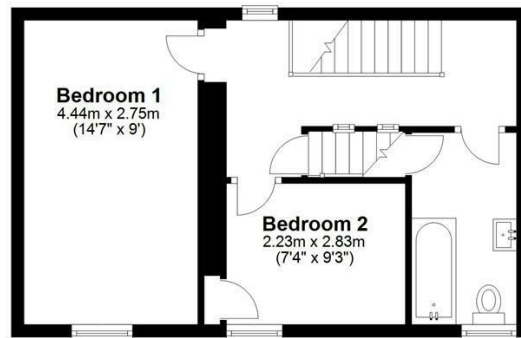
Ground Floor

Approx. 35.3 sq. metres (379.5 sq. feet)



First Floor

Approx. 37.4 sq. metres (403.1 sq. feet)



Total area: approx. 110.1 sq. metres (1184.9 sq. feet)
19 Park Street, Pickering

VIEWING

By telephone appointment with the Agents, Pickering office. Tel: 01751 472724

COUNCIL TAX BAND

At the present time this property is business rated. Prospective purchasers are advised to obtain this information from North Yorkshire County Council. Tel: 0300 1312 131.

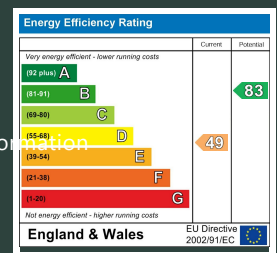
ENERGY PERFORMANCE RATING

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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