



8 Burgate | Pickering YO18 7AU

8 Burgate is a Grade II listed cottage offering accommodation on three floors which is immaculately presented throughout situated just off Pickering town centre so is within easy reach of local amenities and recreational facilities.

Externally there is small yard to the rear with store. Viewing is highly recommended.



Guide Price £185,000

BoultonCooper

BC
Est. 1804

8 Burgate | Pickering



Entrance door leads to Porch

With tiled flooring. Door to:

Sitting Room

13'0" x 11'11" (3.96m x 3.63m)

Having feature fireplace, tiled hearth, wooden inset and electric fire, central heating radiator, exposed timbers to ceiling, double glazed bay window to the front elevation with window seat with exposed stone work beneath. Built in cupboard, steps to inner lobby with tiled flooring.

Kitchen

10'7" x 7'8" (3.23m x 2.34m)

Housing single drainer sink unit set within work surfaces with mixer tap over, wall and base

units incorporating drawer compartment, display shelving; space for dishwasher and cooker, tiled splash-backs. Wall mounted gas fired central heating boiler. Double glazed window to the side elevation, velux window, central heating radiator, part wood panelling to walls, tiled flooring and door to outside.

First Floor

Landing

With part wood panelling to walls.

Bedroom

11'5" x 9'5" (3.48m x 2.87m)

Feature cast iron fireplace, double glazed window to the front elevation, central heating radiator.



Shower Room

Comprising shower cubicle with shower unit, wall boarding, pedestal wash hand basin, low flush w.c. and wall tiling. Central heating radiator.

Second Floor

Part wood panelling to stairs and window.

Bedroom

9'8" x 11'2" (part restricted head room) minimum (2.95m x 3.40m (part restricted head room) minimum)

Having chrome heated towel rail, exposed timbers to ceiling, velux window, built in cupboard.

Shower Room

Comprising shower cubicle with shower unit, wash hand basin with cupboards below. Low flush w.c., Exposed timber and part wood panelling to walls.

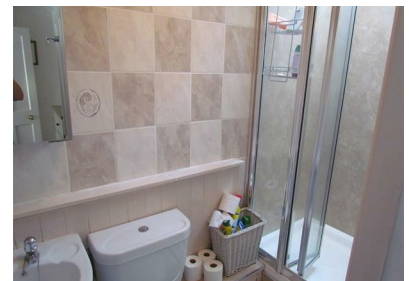
Outside

Rear courtyard with outside store.

Rear gate leading to Willowgate shared with the adjacent property No 6.

Services

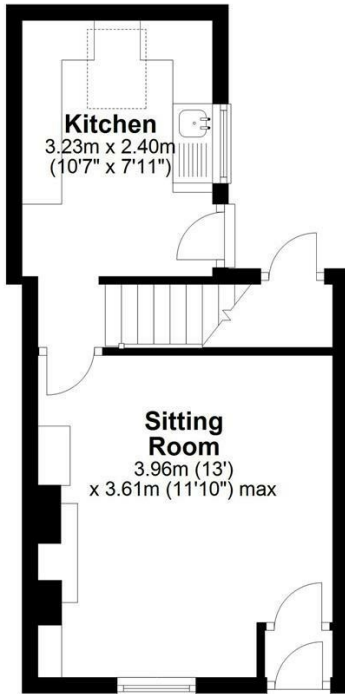
Mains gas, electricity, water and drainage.



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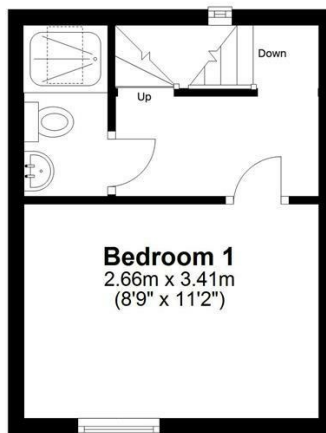
Ground Floor

Approx. 26.0 sq. metres (279.6 sq. feet)



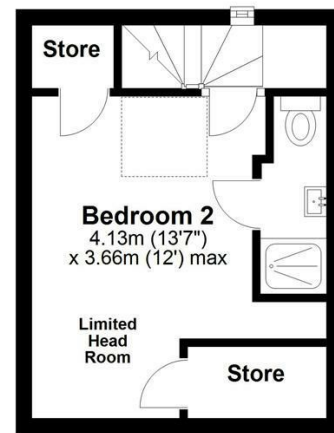
First Floor

Approx. 18.4 sq. metres (198.4 sq. feet)



Second Floor

Approx. 18.4 sq. metres (198.4 sq. feet)



Total area: approx. 62.8 sq. metres (676.3 sq. feet)

8 Burgate, Pickering

VIEWING

Strictly by appointment with the agents

COUNCIL TAX BAND

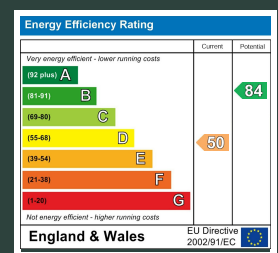
ENERGY PERFORMANCE RATING

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