

# ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



**11 GOSLIPGATE, PICKERING, NORTH YORKSHIRE, YO18 8DQ**

**A well presented end terrace family home with a sizeable garden**

- |                       |                            |                               |
|-----------------------|----------------------------|-------------------------------|
| <b>Entrance</b>       | <b>Three Bedrooms</b>      | <b>Detached Garage</b>        |
| <b>Sitting Room</b>   | <b>Dressing Room</b>       | <b>Private Parking</b>        |
| <b>Dining Kitchen</b> | <b>House Bathroom</b>      | <b>Workshop</b>               |
| <b>Bootroom</b>       | <b>Gas Central Heating</b> | <b>Good Sized Rear Garden</b> |
| <b>Cloakroom</b>      | <b>uPVC Double Glazing</b> | <b>EPC Rating D</b>           |

**PRICE GUIDE: £260,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747  
Email: rounthwaite-woodhead@btconnect.com

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

Pickering is a thriving market town found at the foot of the North York Moors National Park, along the A170 Thirsk to Scarborough Road. As a result there are excellent links to the East Coast and City of York where the Intercity Service runs from London to Edinburgh. It has a good range of shops, a Monday street market, well respected schools for all ages and amenities that include Doctors surgery, Dentist and library. There are also a wealth of recreational activities close to hand, such as Dalby Forest, The North York Moors Steam Train and Pickering Castle.

Goslipgate is a street located on the south side of Pickering, lined predominantly with terraced houses thought to have been built in the 1950's and is a short walk to the town's shops and amenities. No.11 is an end terrace property who's current owners have extended the house to the rear as well as having brick built garage and ample parking. The accommodation is over two floors that includes a sitting room with a log burning stove, a kitchen with space to dine as well as a rear boot room and a down stairs cloakroom/wc. Upstairs there are three bedrooms served by a house bathroom and a boarded loft. A drive runs to the side of the house offering access to a single detached garage, additional parking and a good sized garden down mostly to lawn. There is also a useful workshop at the bottom of the garden.

## General Information

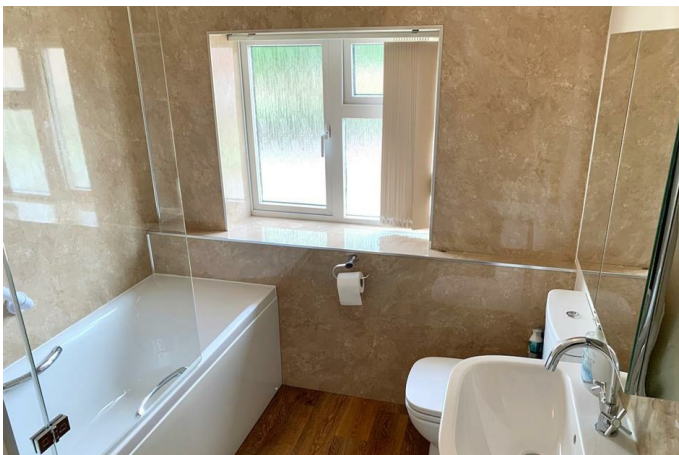
Services: Mains water, electricity and gas are connected. uPVC double glazing. Connection to mains drains. Gas Central Heating.

Council Tax: We are informed by North Yorkshire Council that property falls in Band B.

Tenure: We are advised by the vendors that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents Messes Rounthwaite & Woodhead, Market Place, Pickering, YO18 7AA. Telephone 01751 472800/430034

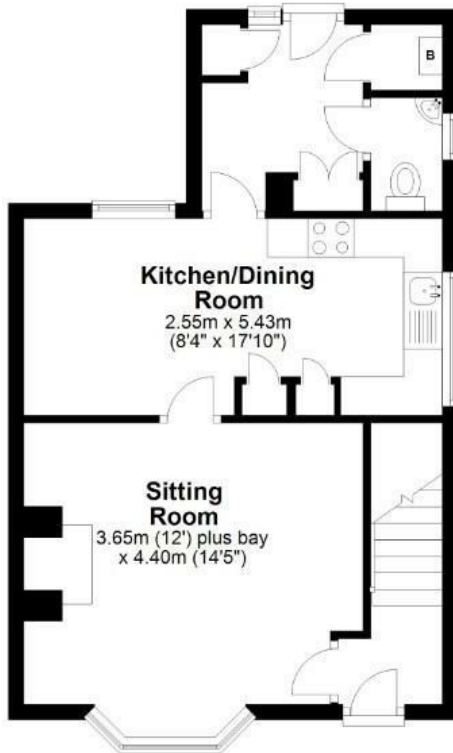
Directions: Travelling into Pickering along the A170 in an Easterly (towards Scarborough) direction take the right turn at the traffic lights (Lidl Supermarket) onto Vivis Lane. Continue along this road for a few hundred yards and following the road past the corner. At the T junction take a left turn onto Goslipgate with No.11 being located on the left hand side.



# Accommodation

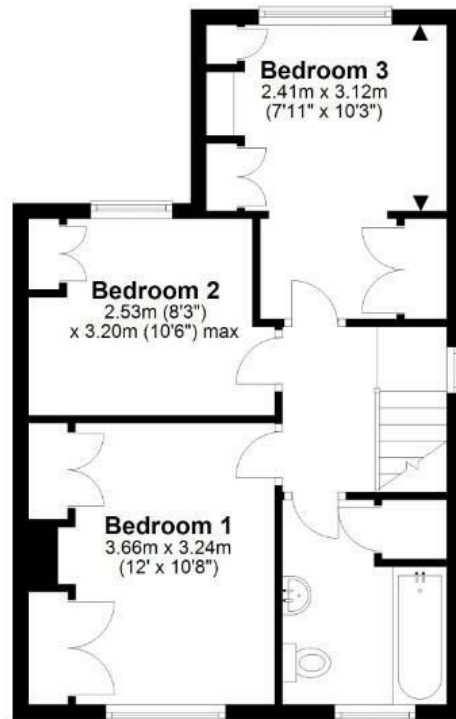
## Ground Floor

Approx. 42.3 sq. metres (455.4 sq. feet)



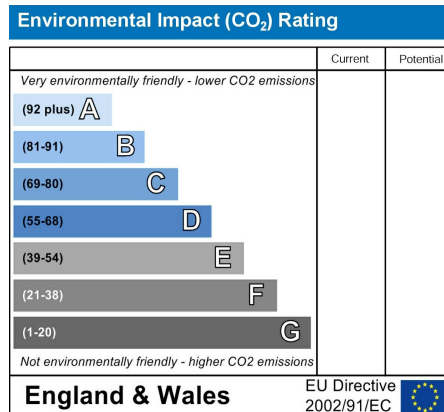
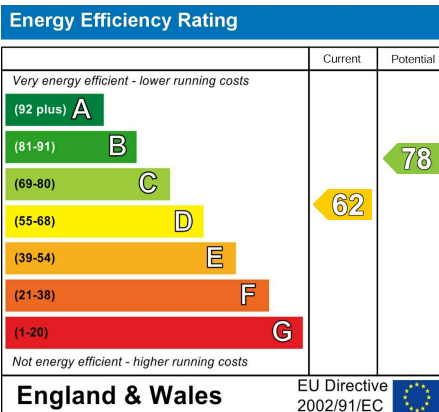
## First Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



Total area: approx. 84.4 sq. metres (908.1 sq. feet)

## 11 Goslipgate, Pickering





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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