

# ROUNTHWAITE & WOODHEAD

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



## 27 HALLGARTH, PICKERING, YO18 7AW

**A mid terrace, stone built cottage located in the centre of Pickering that would benefit from a program of modernisation and refurbishment**

**Sitting Room**

**Bathroom**

**Character Cottage**

**Kitchen**

**Gas Central Heating**

**Short walk to shops**

**Two Bedrooms**

**Small Front Garden**

**EPC Rating E**

**PRICE GUIDE: £145,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747  
Email: [rounthwaite-woodhead@btconnect.com](mailto: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. Pickering 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. Hallgarth is one of the oldest streets in Pickering located along side St Peter & St Pauls' church in the centre of the town. The rear of no.27 lines a footpath that runs across the church yard to the top of the market place, however access is via the front along a brick set drive.

No.27 is a mid terrace stone cottage offering accommodation over three floors. The ground having a living room with a gas fire and exposed ceiling beams. There is a fitted kitchen with under stairs storage and a turned staircase leads up to the first floor with a double bedroom and a good sized bathroom. The top floor offers roof top views and a further double bedroom. Outside the cottage, to the front, is a small flower bed and an outside wc.

## General Information

Services: Mains gas, water and electricity are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas central heating.

Council Tax: We are informed by Ryedale District Council that this property is 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 Messrs Rounthwaite & Woodhead, Market Place, Pickering, YO18 7AA. Tel: 01751 4872800.

Directions: Arriving in Pickering and at the central roundabout (by the Forest & Vale Hotel) head West along the A170 towards Kirkbymoorside but take the immediate right filter towards the town centre (by Hague & Dixon Solicitors). Again take an immediate right turn up the street sign posted Hallgarth. No.27 is found near the top of the street on the left hand side just before the church.

Postcode: YO18 7AW



# Accommodation

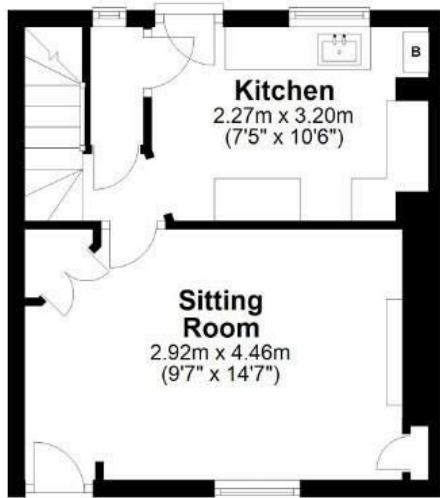
## First Floor

Approx. 25.5 sq. metres (274.3 sq. feet)



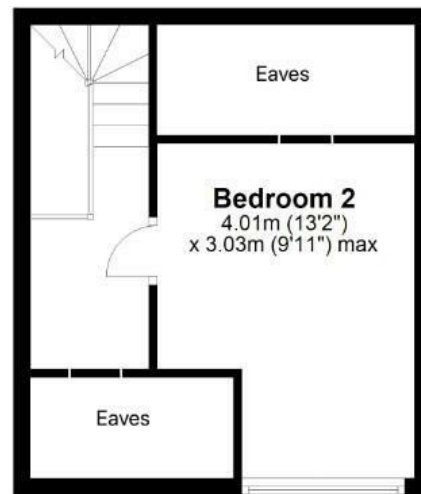
## Ground Floor

Approx. 25.5 sq. metres (274.3 sq. feet)




## Second Floor


Approx. 24.2 sq. metres (260.7 sq. feet)



Total area: approx. 75.2 sq. metres (809.2 sq. feet)

**27 Hallgarth, Pickering**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>87</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>	
Not energy efficient - higher running costs	
<b>45</b>	
EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC 	

England & Wales

England & Wales



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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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