

ROUNTHWAITE & WOODHEAD

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



43 EASTGATE, PICKERING, NORTH YORKSHIRE, YO18 7DU

**A delightful stone cottage with pleasant courtyard garden
conveniently located but a short walk from the centre of town**

Sitting Room

Two Bedrooms

Gas Central Heating

Dining Room

Bathroom

Rear Courtyard Garden

Kitchen

Useful Loft Room

EPC Rating D

PRICE GUIDE: £197,500

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

Description

Eastgate is located within an easy walk of the town centre, with its wide grass verges and mature avenue of lime trees, planted to commemorate the Diamond Jubilee of Queen Victoria. It is made up of mostly older period properties, with No.43 being a Grade II listed cottage within the conservation area of Eastgate.

For more than 30 years this cottage has been used as a much-loved second home by the vendors, and all the fittings and furniture (with the exception of a few items of sentimental value) are being offered by negotiation. The living accommodation is over two floors with a charming sitting room to the front of the cottage with shelved alcoves and a coal effect gas fire within a stone fireplace. A dining room then links with a good quality, solid wood under granite 'Stirling Jones' fitted kitchen with a rear door and windows overlooking the courtyard garden. Upstairs there are two bedrooms and a white suite bathroom. From the landing a hatch with pull down ladders offers access to a useful boarded, loft room.

The rear walled courtyard offers a private and sheltered area to sit out or dine. It is lined with herbaceous well stocked beds, gloriously colourful hydrangea plants and has a built-in stone and stainless steel BBQ. There is also a gated footpath that allows access, by foot, to Hawthorn lane.

General Information

Location: Pickering is an attractive market town situated along the A170, Thirsk to Scarborough road. It is a short drive to the east coast and to the surrounding market towns of Helmsley and Malton. Malton has a train station with regular links to the City of York and services beyond. Pickering has an active Monday Street market, a good selection of shops, schools for all ages and amenities which include doctors surgery, dentists, vets and library.

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

Council Tax: We are informed by North Yorkshire Council that the property is a Band B

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

Note: This property is Grade II Listed

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

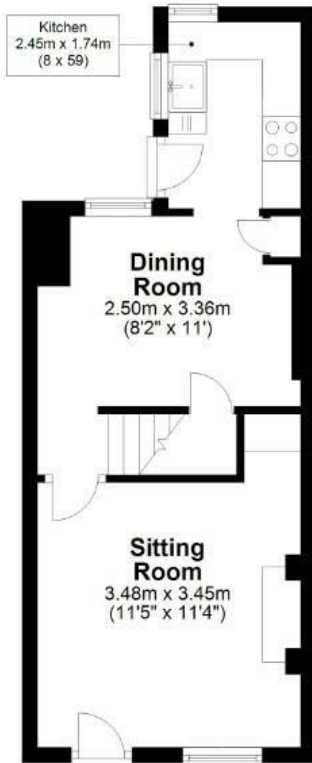
Directions: Travelling into Pickering in a Northerly direction along the A169, take the 3rd exit at the (Forest & Vale Hotel) roundabout on to the A170 heading East. Travel approximately 500 yards with no.43 being on the left hand side indicated by a Rounthwaite & Woodhead 'For Sale' board.



Accommodation

Ground Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



First Floor

Approx. 28.6 sq. metres (307.7 sq. feet)



Attic

Approx. 14.7 sq. metres (158.2 sq. feet)



Total area: approx. 81.0 sq. metres (871.7 sq. feet)

43 Eastgate, Pickering

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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