

ROUNTHWAITE & WOODHEAD

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



71A WESTGATE, PICKERING, NORTH YORKSHIRE, YO18 8AZ

**A surprisingly spacious first floor apartment with rear garden
and within easy walking distance of the town centre's amenities**

Ground Floor Entrance

Two Double Bedrooms

Rear Garden

Inner Hall/Cloaks

Bathroom

Street Parking

Sitting Room

Gas Central Heating

Buy-to-Let Opportunity

Kitchen

Double Glazing

EPC Rating C

PRICE GUIDE: £140,000

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

Description

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, Kirkbymoorside and Malton. Malton has regular rail links to the City of York and Intercity service beyond. Pickering has a busy Monday Street market, a good selection of shops, schools and amenities which include doctors surgery, dentists and library and interesting places to visit such as the Beck Isle Museum, Pickering Castle and the North York Moors Steam Railway.

Westgate is an area of mixed property type, with both houses and period cottages running along the main road, and located within a few minutes walk of the market place in Pickering. No.71 is found at the far end of Westgate and was formally a shop until it was sold in 2004 and converted into 3 (a,b & c) self contained apartments. All of which have their own gardens to the rear.

71a occupies the first floor of the building with its own private ground floor entrance. It offers a light and airy sitting room that extends into an inner hall that is wide enough for a breakfast table. There is a fitted kitchen, fully tiled bathroom with white suite, two double bedrooms and its own private garden area with timber framed shed.

The property might well suit a First time buyer or purchaser looking for a 'lock up & leave' second home. It also offers an excellent rental investment opportunity.

General Information

Services: Mains water (metered), electricity and gas are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas fired central heating. uPVC double glazing.

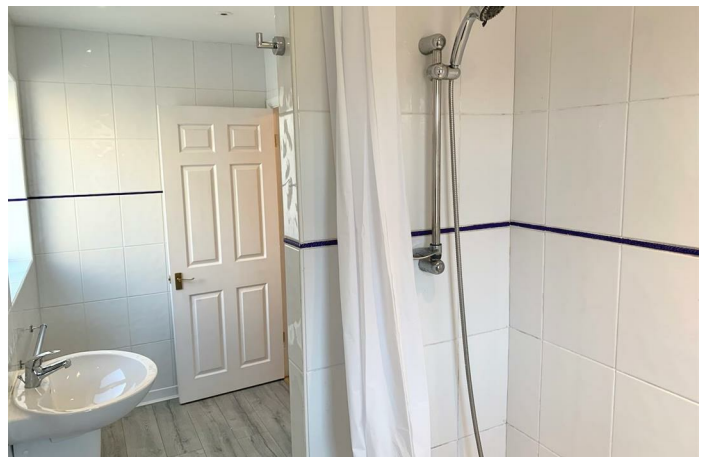
Council Tax: We are informed by Ryedale District Council that this property falls in band B.

Tenure: We are advised by the Vendors that the property is Leasehold on a remaining 994 year lease and that vacant possession will be given upon completion.

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

Directions: Travelling along the A170, in an Easterly (towards Thornton le Dale) direction pass both the petrol station and Keld Head Pond on the right hand side. Travel past the West Gate Carr Lane turn off and in another 200 yards no.71a can be found on the right hand side indicated by a Rounthwaite & Woodhead 'For Sale' board.

Post Code: YO18 8AZ



Accommodation

Ground Floor

Approx. 5.8 sq. metres (61.9 sq. feet)



First Floor

Approx. 66.1 sq. metres (712.0 sq. feet)



Total area: approx. 71.9 sq. metres (773.8 sq. feet)

71a Westgate, Pickering

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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			
		64	80
England & Wales		EU Directive 2002/91/EC	



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

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

ROUNTHWAITE & WOODHEAD