

# ROUNTHWAITE & WOODHEAD

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



**4 WILLOWGATE, PICKERING, NORTH YORKSHIRE, YO18 7BE**

**An attractive mid terrace stone cottage in the very centre of the town**

**Entrance**

**Kitchen**

**Gas Central Heating**

**Shower Room**

**Utility Room**

**Rear Garden**

**Living Room**

**Two Bedrooms**

**EPC Rating D**

**PRICE GUIDE: £180,000**

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

Willowgate is one of the older streets in Pickering that emerges from the town centre. It is a single lane road mostly lined with period stone cottages sloping gently down to the market place. Number 4 has a westerly front aspect and a rear garden that backs on to the St Peter & St Pauls' church yard with a useful brick outbuilding at its end.

Number 4 is a mid terrace, stone under pan tile cottage with a surprisingly good sized garden to its rear. On entering the property there is a ground floor shower room with a cubicle and toilet suite. The living room has a log burning stove and extends to a kitchen with fitted oak units. The cottage has a separate utility room at the bottom of the stairs that rise to the first floor with two double bedrooms; both with built in wardrobes.

To the rear, and from the back door steps raise up to the garden that is down mostly to lawn with a brick outbuilding at it's end that offers useful storage.

## General Information

**Location:** 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 train service runs from London to Edinburgh. Pickering has a good range of shops, a Monday street market, reputable schools for all ages and amenities that include doctors surgery, dental clinics and library.

**Services:** Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating.

**Council Tax:** We are informed by North Yorkshire Council that this property is in Band B

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

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

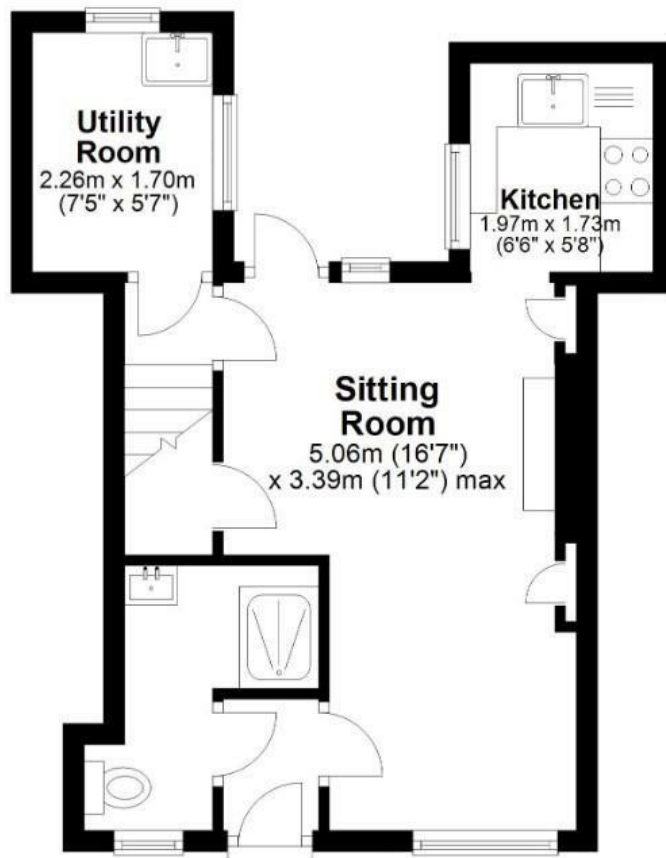
**Directions:** From the roundabout where the A170/169 join, head North (towards Whitby) along the A169 for approximately 100 yards past the pedestrian crossing/traffic lights and then take the next available left turn on to Hatcase Lane. Take the left turn, sign posted Willowgate, with no.4 being on the left hand side, approximately 100 yards down the hill.



## Accommodation

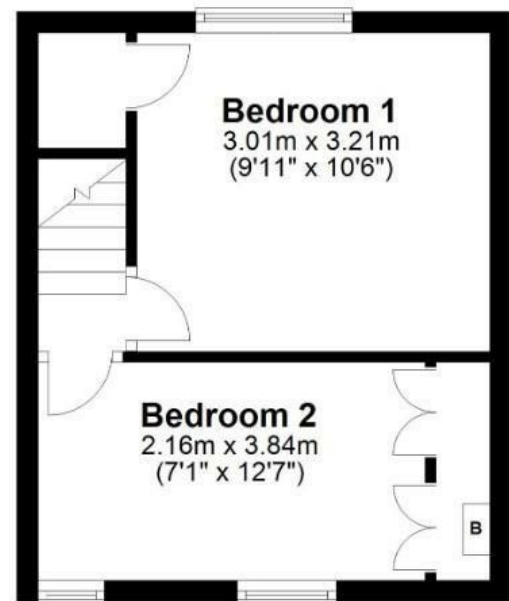
### Ground Floor

Approx. 29.8 sq. metres (320.3 sq. feet)



### First Floor

Approx. 22.4 sq. metres (241.0 sq. feet)



Total area: approx. 52.1 sq. metres (561.3 sq. feet)

### 4 Willowgate, Pickering

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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