

ROUNTHWAITE & WOODHEAD

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



123-124 EASTGATE, PICKERING, NORTH YORKSHIRE, YO18 7DW

A substantial and interesting, multi-generational family home and former guest house with a layout that offers flexible accommodation and a potential income source

- 123/124 -	- GRINDALE COTTAGE -	- APARTMENT -	Central Heating
Dining Kitchen	Living Kitchen	Dining Kitchen	Rear Gardens
Utility Room	Two Bedrooms	Sitting Room	Off Street Parking
3 Reception Rooms	Bathroom	Four Bedrooms	Close to Amenities
Four Bathrooms	Gym	Cinema Room	Grade II Listed
Four Bedrooms	Wet Room	Two Bathrooms	EPC Ratings D & D

PRICE GUIDE £725,000

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

Eastgate is a tree lined avenue that forms part of the road running towards the centre of Pickering from the Eastern side of the town. It is one of the older streets and as such has an assortment of property type along it; many of them being stone terraced cottages and town houses.

No.123/124 is a Grade II listed former B&B and guest house and is a mid terrace coursed stone under a pantile roof property that fronts the main road. Believed to date back to the 18th Century, as its numbering may suggest this property has been two smaller cottages at one time but is currently used as a single dwelling that offers comfortable living for a multi-generational family. The variations of potential layout are numerous but at the moment has the majority of the first and the second floor as a self contained apartment with a dining kitchen, separate sitting room and four bedrooms. These are served by a house bathroom and master en suite although there is an option to re-instate a further bathroom as another en suite. The top (second) floor also has a linking cinema room. The ground floor of the building consists of another self contained home with a large dining kitchen and adjoining utility along with 3 additional reception rooms and a ground floor bedroom with ensuite shower room. On the first floor there are two bedrooms (one of which has an en suite) and a further house bathroom. Adjoining the ground floor utility, but currently accessed from the rear court yard is a fourth bedroom with its own wet room. The collection of family units is further enhanced with Grindale Cottage which again offers a self contained home with two bedrooms, a house bathroom and a living kitchen. This cottage also has an adjoining gym with its own wet room.

Outside the South facing rear garden is arranged into an area of lawn, flagged courtyard and seating areas. Vehicular access to the rear is via Outgang road and private parking, although partly lawned is to the end of the gated drive.

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 Intercity service beyond. Pickering has a active Monday Street market, a good selection of shops, schools for all ages and amenities which include doctors surgery, dentists, vets and library. There are interesting places to visit such as the Beck Isle Farming Museum, Pickering Castle, the North York Moors Steam Railway and the nearby Dalby Forest.

Services: Mains water, gas and electricity are connected. Connection to mains drains.

Council Tax: We are informed by North Yorkshire Council that 123/124 falls into band F, the annexe/Grindale Cottage into band C.

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

Directions: Where the A169 and the A170 join (roundabout along side the Forest and Vale Hotel) continue East, along the main road, A170 for a couple of hundred yards. 123/124 Eastgate is on the right hand side indicated by a Rounthwaite & Woodhead 'For Sale' board. Postcode: YO18 7DW

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



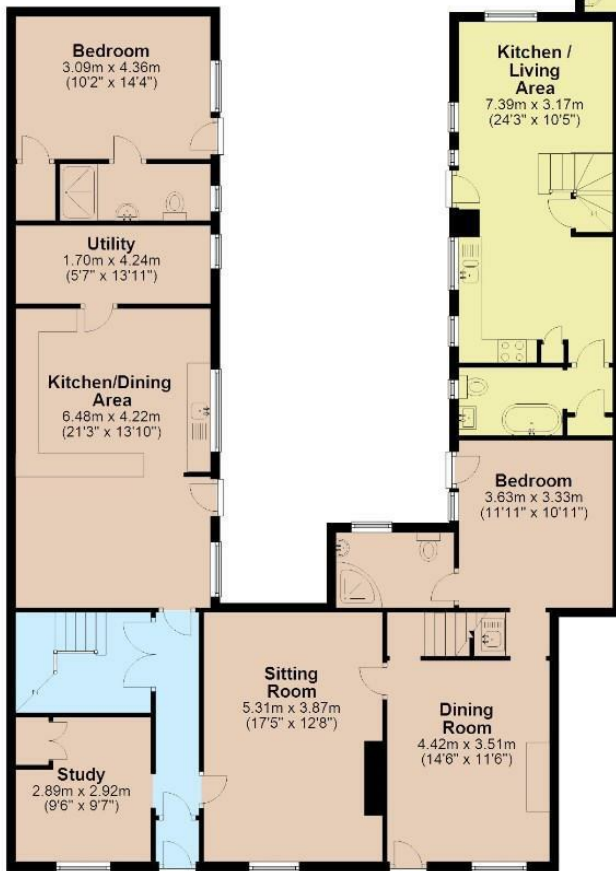
Accommodation

123/124 Eastgate, Pickering

Total area: approx. 388.2 sq. metres (4178.0 sq. feet)

Ground Floor

Approx. 180.9 sq. metres (1946.8 sq. feet)

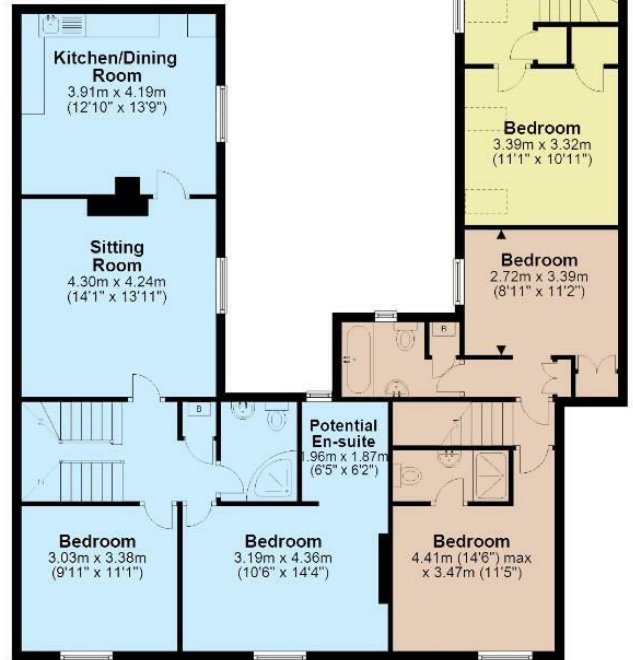


Second Floor

Approx. 62.4 sq. metres (671.5 sq. feet)

First Floor

Approx. 144.9 sq. metres (1559.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(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			
(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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