

# ROUNTHWAITE & WOODHEAD

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



## 105 WESTGATE, PICKERING, NORTH YORKSHIRE, YO18 8BB

**A well appointed character cottage with a pleasant rear garden  
that is a comfortable walk to the amenity of the town's market place**

**Front Entrance**

**Shower Room**

**Rear Garden + Side Access**

**Living Room**

**Separate WC**

**Timber Framed shed**

**Kitchen**

**Two Bedrooms**

**NO ONWARD CHAIN**

**Rear Lobby/Entrance**

**Gas Central Heating**

**EPC Rating D**

**PRICE GUIDE: £189,000**

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

105 Westgate comprises a Grade II Listed, inner terrace stone and pantile cottage offering surprisingly roomy accommodation arranged over two floors. It has been significantly refurbished in recent years to include a fitted kitchen, a good size living room with space for both sitting and dining, gas central heating and neutral interior décor throughout. To the rear is an area of lawned garden with a timber framed shed and small outside store. The owners would consider selling the contents (excepting some personal items) by separate negotiation.

## General Information

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

**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 freehold and that vacant possession will be given upon completion.

**Note:** This cottage is Grade II listed

**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 few hundred yards no.105 can be found on the left hand side indicated by a Rounthwaite & Woodhead 'For Sale' board.

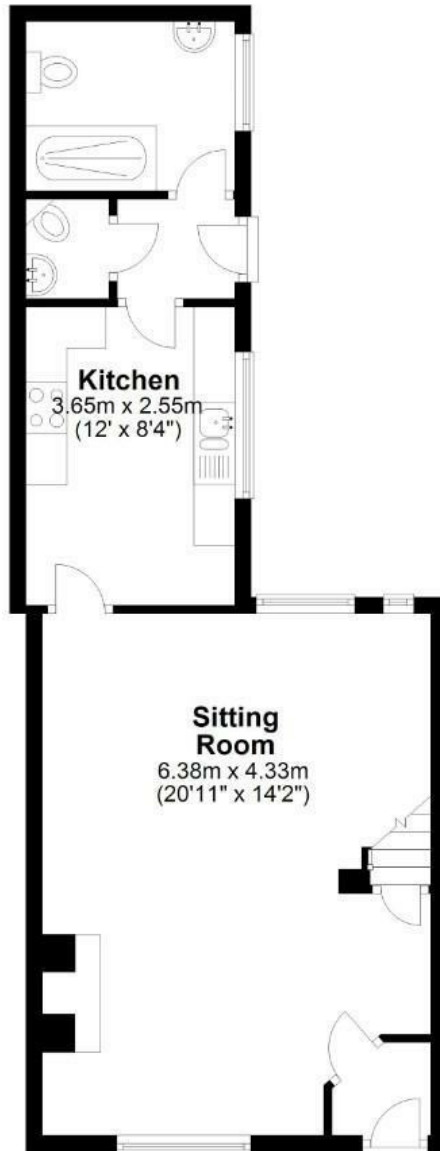




# Accommodation

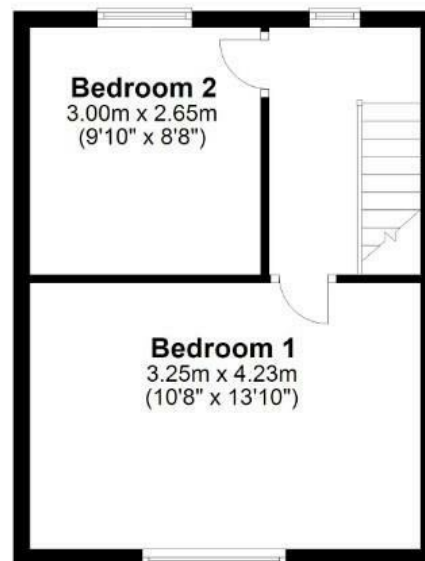
## Ground Floor

Approx. 48.7 sq. metres (524.4 sq. feet)



## First Floor

Approx. 30.4 sq. metres (327.6 sq. feet)



Total area: approx. 79.2 sq. metres (852.0 sq. feet)

## 105 Westgate, Pickering

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>55</b>	<b>84</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		
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  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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