

ROUNTHWAITE & WOODHEAD

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



6 WILLOWGATE, PICKERING, NORTH YORKSHIRE, YO18 7BE

**A charming and immaculately presented stone cottage
located just a short walk from Pickering's Market Place**

Entrance	Utility Room	Gas Central Heating	Drive Parking
Sitting Room	Shower Room	Double Glazing	EPC Rating C
Dining Room	Four Bedrooms	Private Rear Garden	Solar Panel/Batt. Storage
Kitchen	House Bathroom	Detached Garage	NO ONWARD CHAIN

PRICE GUIDE £470,000

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

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 6 fronts the street, with a Westerly aspect, along with its drive that extends to a sizeable garage, with a great roof terrace above it and is available to purchase with no onward chain.

Number 6 is an end terrace, stone under pantile cottage with a surprisingly private garden to its rear. From the centrally placed front door the cottage has two front reception rooms both with log burning stoves. The sitting room has patio doors to the side of the property and the dining room links to the kitchen and the enclosed stairs to the first floor. The wooden handcrafted kitchen is finished to a high specification with an electric Aga and a range of good quality, integrated white goods. As well as a breakfast bar to dine at there is also an adjoining utility room and ground floor shower room with wc. Upstairs there are four bedrooms (two doubles and two singles) all served by a stylish house bathroom.

Immediately to the rear of the cottage there is a flagged patio with stone steps up to a garden; planted with herbaceous borders and shrubs. There is a block built outbuilding to the top of the garden and a footpath that extends to a secluded, flagged, patio area cleverly located above the garage and ideally suited for entertaining or outside dining.

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 and underfloor heating to the ground floor. Log burning Stoves. Photovoltaic Cells, Battery Storage and Car charging point. There is a feed in tariff, from the electricity generated, available for the property (subject to re-registration).

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

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

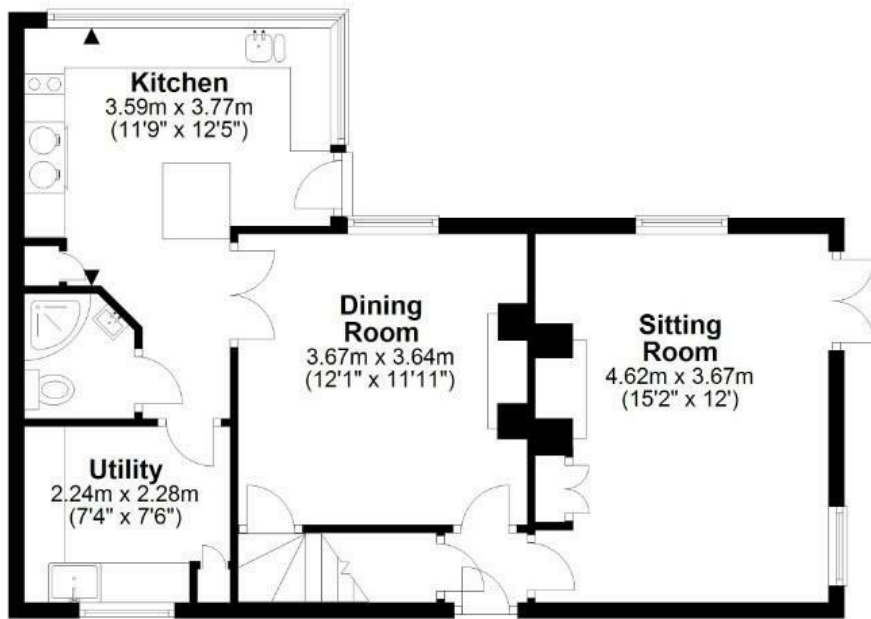
Directions: From the roundabout where the A170/169 join, head North (towards Whitby) along the A169 for approximately 100 yards past the pedestrian crossing/traffic lights and then take the next available left turn on to Hatcase Lane. Take the left turn, sign posted Willowgate, with no.6 being on the left hand side, approximately 100 yards down the hill.



Accommodation

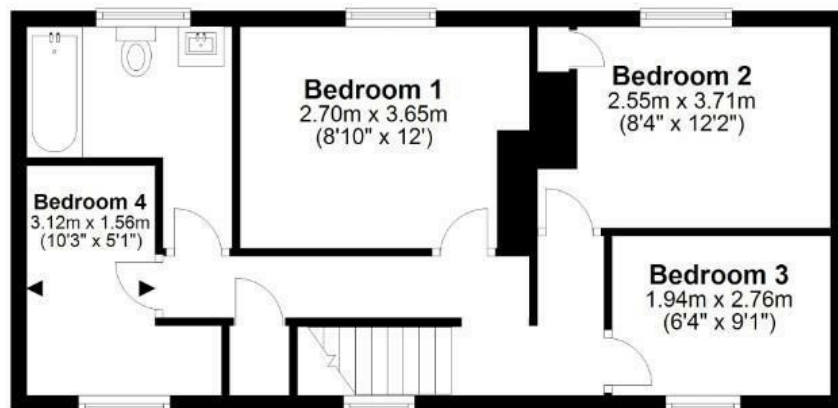
Ground Floor

Approx. 57.2 sq. metres (615.2 sq. feet)



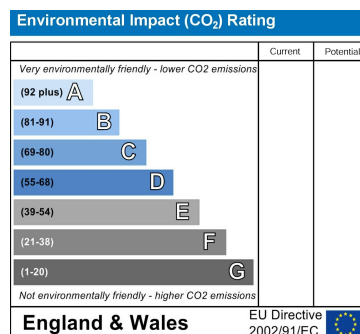
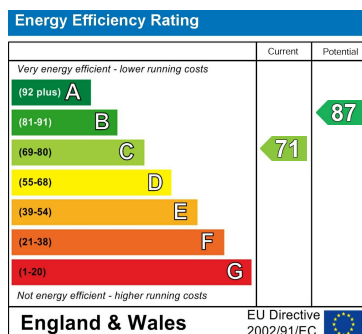
First Floor

Approx. 47.4 sq. metres (510.2 sq. feet)



Total area: approx. 104.6 sq. metres (1125.5 sq. feet)

6 Willowgate, Pickering





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

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