

# ROUNTHWAITE & WOODHEAD

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



## 8 WILLOWGATE, PICKERING, NORTH YORKSHIRE, YO18 7BE

An immaculately presented stone cottage with garden and garage close to the centre of town

Entrance

Shower Room

Summer House

Living Room

Gas Central Heating

Detached Garage

Kitchen

uPVC Double Glazing

Central Location

Two Bedrooms

Rear Garden

EPC Rating D

**PRICE GUIDE: £280,000**

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 8 has a westerly front aspect and a rear garden that overlooks some of the town's allotments. There is street parking along some of Willowgate and the nearby streets and this cottage also has the advantage of a single garage.

Currently run as a holiday let, No.8 is a mid terrace stone cottage with a living room to the front, big enough for both sitting and dining areas. The fitted kitchen is fully equipped with a fridge/freezer, dishwasher, washing machine, oven and hob; again with enough space for a breakfast table. Upstairs there are two double bedrooms and a shower room.

Outside there is pleasant East facing garden, down to lawn with a gravelled footpath, raised flower beds and a timber framed summer house.

## 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. uPVC Double Glazing.

**Council Tax:** We are informed by Ryedale District Council that this property is business rated.

**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

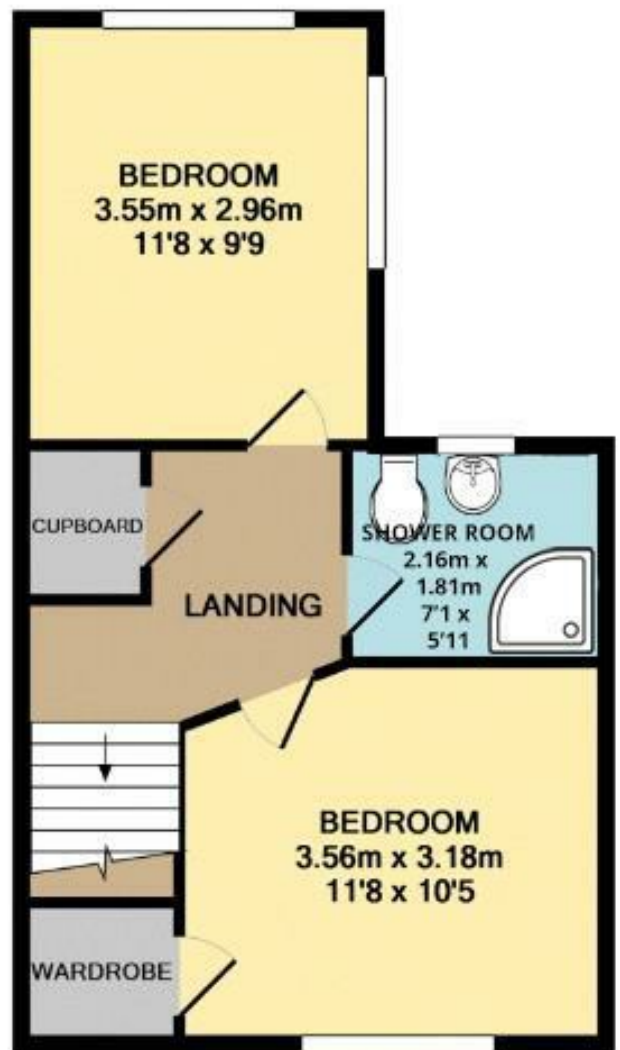
**Directions:** From the roundabout where the A170/169 join, head North (towards Whitby) along the A169 for approximately 100 yards past the pedestrian crossing/traffic lights and then take the next available left turn on to Hatcase Lane. Take the left turn, sign posted Willowgate, with no.8 being the third property on the left hand side.



## Accommodation



GROUND FLOOR  
APPROX. FLOOR  
AREA 34.9 SQ.M.  
(375 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 34.9 SQ.M.  
(375 SQ.FT.)

TOTAL APPROX. FLOOR AREA 69.7 SQ.M. (750 SQ.FT.)

### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>83</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>57</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| EU Directive 2002/91/EC                     |           |           |
| England & Wales                             |           |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</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 environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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