

ROUNTHWAITE & WOODHEAD

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



85 WESTGATE, PICKERING, NORTH YORKSHIRE, YO18 8AU

**A well presented character cottage on the outskirts of the town
with the advantage of a sizeable garden and plenty of parking**

Sitting Room

Shower Room

Ample Parking

Kitchen/Diner

Gas Central Heating

Useful Outbuildings

Rear Lobby

uPVC Double Glazing

EPC Rating D

Cloakroom

Garage

Two Bedrooms

Sizeable Garden

PRICE GUIDE: £205,000

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

85 Westgate is an end terrace brick and pantile cottage with a wealth of character and offering accommodation arranged over two floors. It has been significantly refurbished in recent years to include a newly fitted kitchen and shower room. The cottage has a sitting room to it's front with a gas stove set within a brick fireplace with timber surround. The kitchen, to the rear has a good quality fitted kitchen and a delightful ornamental range. At the end of the rear lobby is a ground floor toilet. Upstairs there are two bedrooms (One double & One single) along with a compact but recently replaced shower room housing a cubicle with a deluge head and a second wc.

Outside this cottage comes with off street parking, and additional good sized garage and a range of useful smaller outbuildings. A footpath leads to a surprisingly large garden down mostly to lawn. The owners would consider including some of the contents (excepting some personal items) by separate negotiation.

General Information

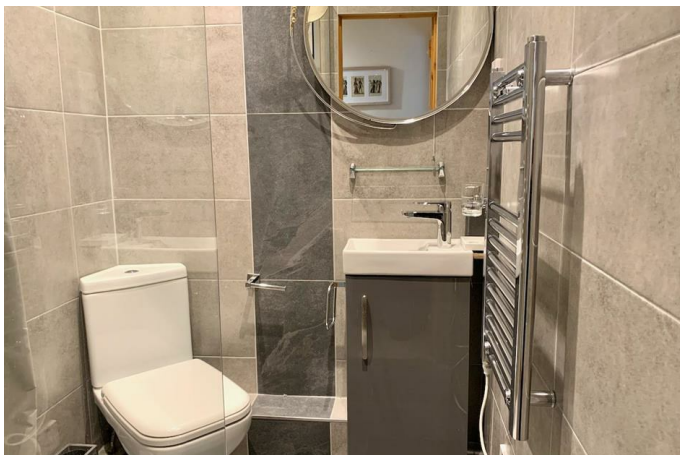
Services: Mains water, electricity and gas are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas fired central heating.

Council Tax: We are informed by Ryedale District Council that this property falls in band A.

Tenure: We are advised by the Vendors that the property is freehold and that 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

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.85 can be found on the left hand side indicated by a Rounthwaite & Woodhead 'For Sale' board.



Accommodation

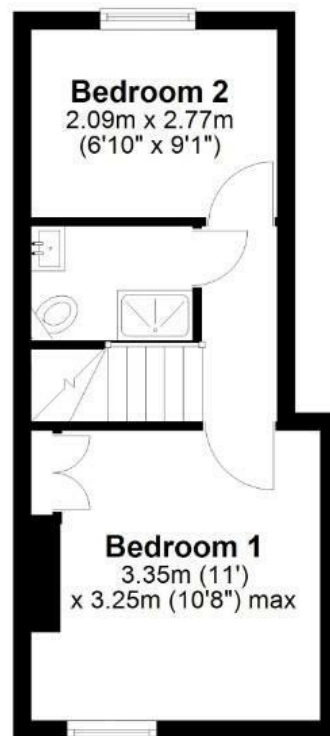
Ground Floor

Approx. 26.0 sq. metres (279.8 sq. feet)



First Floor

Approx. 22.8 sq. metres (245.4 sq. feet)



Total area: approx. 48.8 sq. metres (525.1 sq. feet)

85 Westgate, Pickering

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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