

# ROUNTHWAITE & WOODHEAD

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



## **34 WESTGATE, PICKERING, NORTH YORKSHIRE, YO18 8BA**

**A pleasant character cottage with a private South facing rear garden  
and only a short walk to the town's varied shops and amenities**

**Sitting Room**

**Two Bedrooms**

**South Facing Garden**

**Kitchen**

**Bathroom**

**Garden Studio**

**Dining Area**

**Gas Central Heating**

**EPC Rating C**

**PRICE GUIDE: £189,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747  
Email: [enquiries@rwestateagents.co.uk](mailto:enquiries@rwestateagents.co.uk)

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

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, vets and library.

34 Westgate is a Grade II Listed inner terrace, stone and pantile cottage offering surprisingly roomy accommodation arranged over two floors. It has a cosy sitting room with a log burning stove, an inner hall with stairs that raise to the first floor and a fitted kitchen that widens into a dining area overlooking the rear garden. Upstairs there are two bedrooms and a house bathroom. To the rear a footpath extends down the south facing garden with the added benefit of a good sized timber studio with power installed along with another garden shed. The footpath continues to give rear access by foot across the neighbours garden to Firthlands Road.

## 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 North Yorkshire 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 property 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.34 can be found on the right hand side indicated by a Rounthwaite & Woodhead 'For Sale' board.

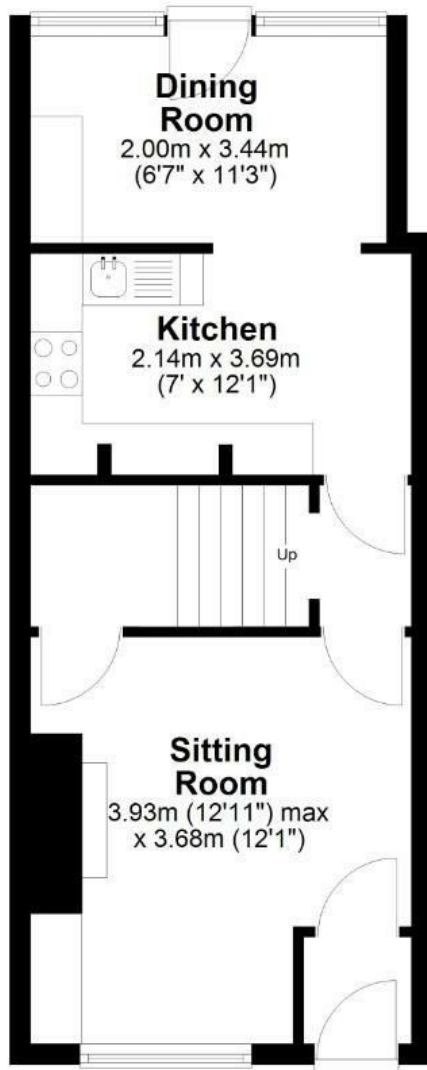




# Accommodation

## Ground Floor

Approx. 35.3 sq. metres (380.2 sq. feet)



## First Floor

Approx. 28.0 sq. metres (301.9 sq. feet)



Total area: approx. 63.4 sq. metres (682.1 sq. feet)

## 34 Westgate, Pickering

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	79
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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