

# ROUNTHWAITE & WOODHEAD

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



**32 BURGATE, PICKERING, NORTH YORKSHIRE, YO18 7AU**

**A handsome double fronted town house located just off the market place**

**Entrance Hall**  
**Sitting Room**  
**Dining Room**  
**Breakfast Kitchen**  
**Cellar**

**3 First Floor Bedrooms**  
**Spacious Landing**  
**House Bathroom**  
**2 Second Floor Bedrooms**  
**Gas Central Heating**

**Grade II Listed**  
**Courtyard Garden**  
**Outbuilding**  
**Garage**  
**EPC Rating E**

**PRICE GUIDE: £465,000**

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

Burgate is one of the older streets in Pickering adjoining the top (Eastern) end of the market place. It is lined with an assortment of period terrace properties with an occasional more recently built 'in fill' house. No.32 stands proudly along the street with an Easterly aspect and is a fine example of a Georgian, double fronted, stone under slate roof town house. Historically it is thought to have been a prominent farmhouse associated with the land to its rear which over the years has been developed.

No.32's accommodation is spread over four floors with a cellar primarily used for storage and housing the gas central heating boiler. The ground floor has a carpeted entrance hall leading to two well proportioned reception rooms to the front of the house and a sizeable dining kitchen with pantry to the rear. The first floor, accessed by a turned staircase, has three double bedrooms all served by the recently fitted house bathroom. Further stairs rise from the good sized landing to offer a further two attic bedrooms.

Outside and to the rear there is a courtyard garden that links to a garage with remote controlled roller doors, a log store and an outside WC. Vehicular access to the garage is via the drive that runs along side the house and under the archway.

## General Information

**Location:** Pickering is a thriving market town found at the foot of the North York Moors National Park, with excellent links to the East Coast and City of York where the Intercity Service runs from London to Edinburgh. Pickering has a good range of shops, a Monday street market, well respected schools for all ages and amenities that include Doctors surgery, Dentist and library. There are also a wealth of recreational activities close to hand, such as Dalby Forest, The North York Moors Steam Railway and Pickering Castle.

**Services:** Mains water, electricity and gas are connected. Connection to mains drains. Gas Central Heating.

**Council Tax:** We are informed by Ryedale District Council that the property falls into band E.

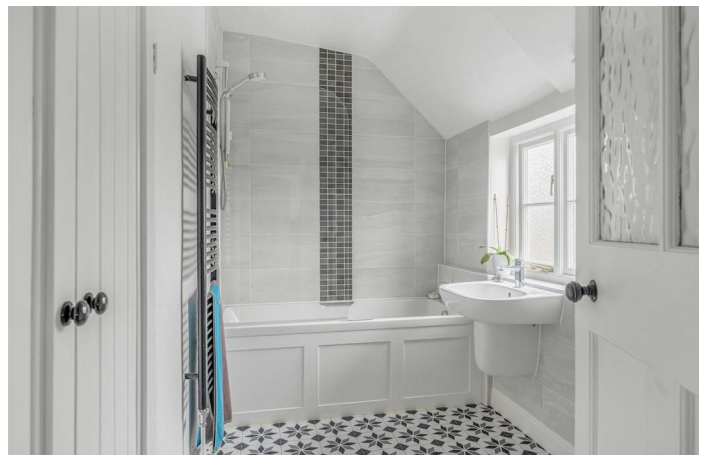
**Note:** This property is Grade II Listed

**Tenure:** We are advised by the vendor 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 472800/430034

**Directions:** From the roundabout where the A170/169 join head West (towards Kirkbymoorside) along the A170 taking the immediate right filter lane into Pickering Market Place. At the top of Market Place take the right turn, signposted Burgate. Continue just a few hundred yards up the street with No.32 being on the left hand side of the street.

**Post code:** YO18 7AU

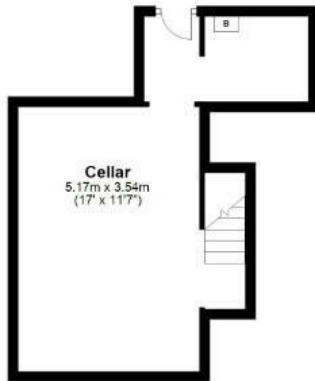


# Accommodation

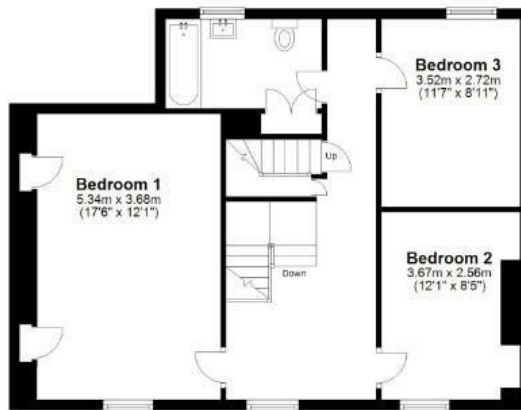
**Ground Floor**  
Approx. 86.4 sq. metres (715.2 sq. feet)



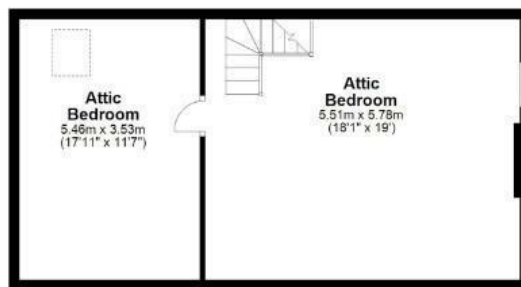
**Cellar**  
Approx. 26.1 sq. metres (281.5 sq. feet)



**First Floor**  
Approx. 87.5 sq. metres (726.3 sq. feet)



**Second Floor**  
Approx. 49.8 sq. metres (536.1 sq. feet)



Total area: approx. 209.9 sq. metres (2259.1 sq. feet)  
**32 Burgate, Pickering**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>79</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	
<b>50</b>	
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	

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	
<b>England &amp; Wales</b>	



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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