

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: £455,000

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

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.

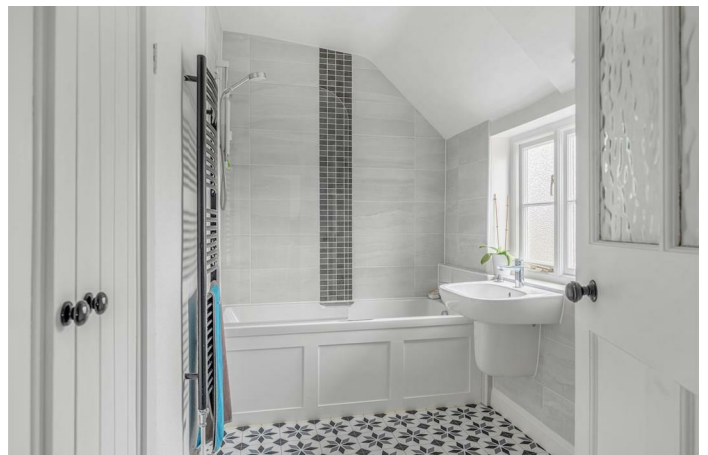
Note: This property is Grade II Listed

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

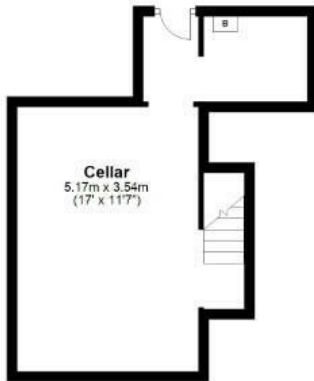


Accommodation

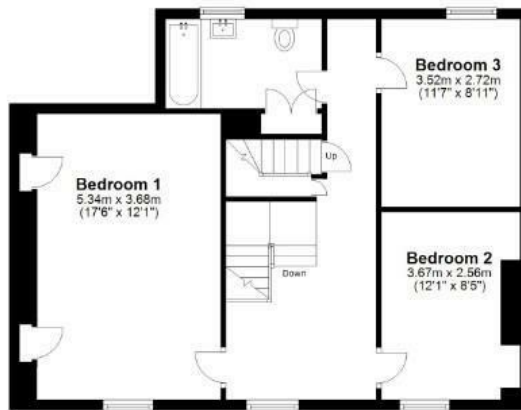
Ground Floor
Approx. 86.4 sq. metres (715.2 sq. feet)



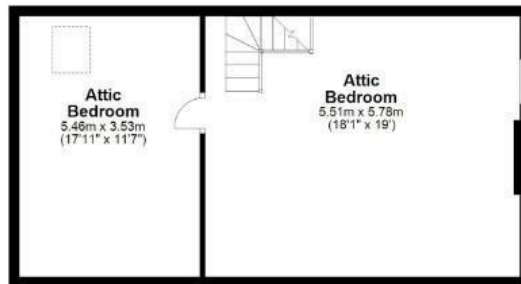
Cellar
Approx. 26.1 sq. metres (281.5 sq. feet)



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) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
50	
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	



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

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