

# Mark Stephenson's

ESTATE & LETTING AGENTS



## Castlecroft Southgate, Pickering, YO18 8BL

£195,000

- Imposing Townhouse
- uPVC Windows Throughout
- Fantastic Family Home
- Generous Rooms throughout
- Original Feature Fireplaces
- Located within walking distance of Pickering Town Centre
- Three Double Bedrooms
- Good Size Rear Garden with Outbuildings
- Modern Family Bathroom



# Castlecroft Southgate, Pickering YO18 8BL

Castlecroft is an imposing 3 Bedroom Town House located centrally in Pickering and within walking distance of all amenities on offer. The property briefly comprises; Entrance Hall, Lounge with a Front bay Window, Separate Dining Room and Kitchen with modern Wall& Base units. On the First floor there are two good sized double bedrooms and Modern Family Bathroom. On the Second floor there is a further Bedroom which is currently used as a snug/playroom. Outside, the property has a good sized rear garden which has a range of outbuildings and a combination of grass and patio areas.



Council Tax Band: B



#### Entrance Hall

uPVC Front Door, Wooden Floor, Radiator, Consumer Unit/Electric Meter.

#### Lounge

Bay Window to Front Aspect, Fireplace with function fire set within a stone surround with a wooden mantle, Radiator.

#### Dining Room

Window to the Rear aspect with Radiator Underneath, Blocked-off Fireplace.

#### Kitchen

A range of Wall & Base Units, Wooden Flooring, Understairs Cupboard, Combi Boiler (Approx 3 years old), uPVC Window to the Side aspect, Side door leading to Rear Garden.

#### Family Bathroom

White 2 Piece Suite, Stand-in Shower, Tiled Walls and Flooring, Heated Towel Rail, Glazed uPVC Window to the Rear aspect and Smaller glazed uPVC window to the Side aspect.

#### Bedroom 2

Double Room with uPVC Window to the Rear aspect, Radiator.

#### Master Bedroom

Very Generous size with 2X Windows to the Front aspect, Original Fireplace, Radiator.

#### First Floor Landing

Thermostat, Built-in cupboards, Understairs Cupboard, Stairway to Second Floor.

#### Second Floor Bedroom/Playroom

Good sized Double Room with uPVC Window to the Front aspect.

#### Rear Garden

Immediately from the property is a Patio area which has an outside tap and also houses the fully powered outbuilding/shed which is fully powered with lighting. Further along the path which runs fully along the garden there is a grass area then a further patio area which has the garden shed and greenhouse. There are also a range of mature shrubs to one side of the boundary and fencing to the other side.

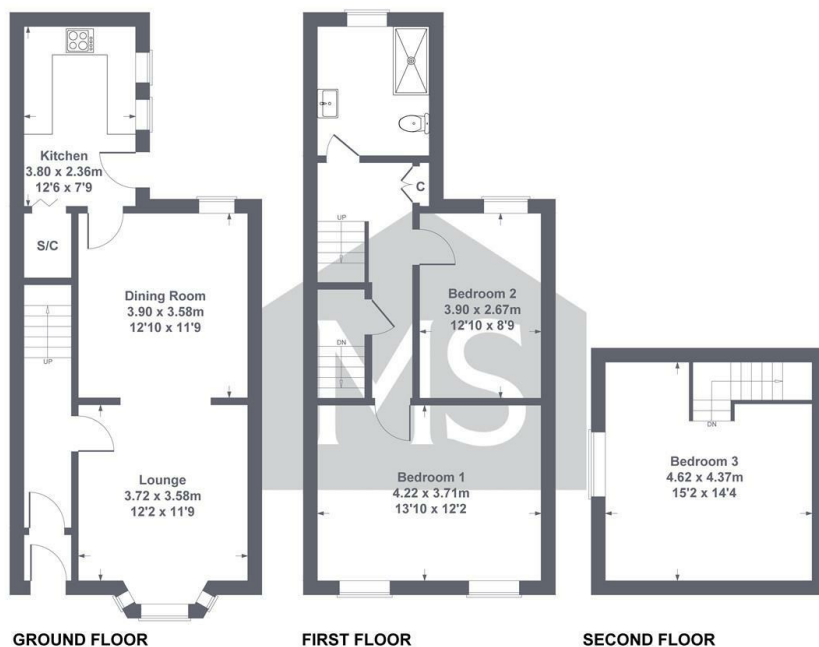






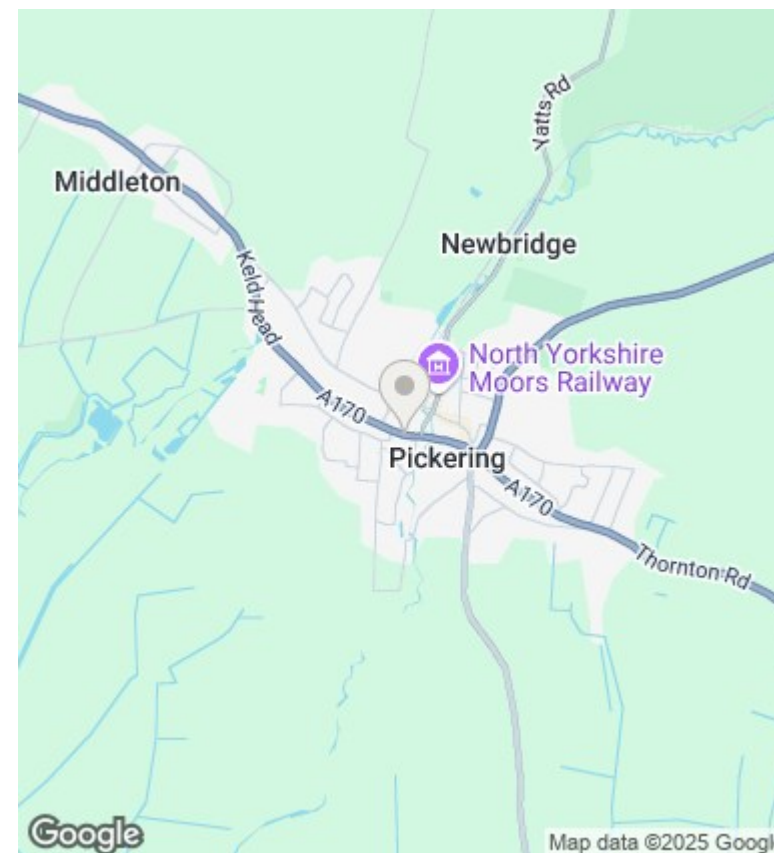


Approximate Gross Internal Area 1216 sq ft - 113 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



## Directions

## Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		75
(69-80) <b>C</b>		
(55-68) <b>D</b>	45	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		