



67 Westgate, Pickering, YO18 8AZ

£169,000

- Stone fronted traditional cottage
- Modern gas central heating system
- Two bedrooms, upstairs bathroom
- Generous two storey rear extension
- Two separate reception rooms
- Ideal as a first time home
- Small south facing garden
- Generous size kitchen

67 Westgate, Pickering YO18 8AZ

Offered for sale with no onward chain, 67 Westgate is a fantastic opportunity to take on a traditional extended stone built cottage in need of some updating. There are two reception rooms and kitchen downstairs with range of timber and uPVC windows. Upstairs there are two bedrooms, family bathroom and airing cupboard housing the modern combi boiler. Outside is an enclosed garden with shed. Overall, we believe this property lends itself to a multitude of purchasers from investors looking for a rental or a first time purchaser looking for somewhere to put their mark on.



Council Tax Band: A



General Information

Pickering is a charming and historic market town, known as the 'gateway to the Moors'. Boasting a number of public houses, supermarkets, local shops and cafes as well as a 13th century castle, petrol stations, a steam railway and museum. The town is popular for tourists and locals alike with access to the North York Moors National Park, Dalby Forest and the coastline. Malton has a train station with regular services to Scarborough, York, Leeds and beyond.

Services

All mains services are connected.

The central heating system is modern and from a combi boiler located in the cupboard on the first floor landing.

Front Reception Room

uPVC Front Door, uPVC Window to the Front aspect with Radiator beneath, Electric Fire sat in Tiled surround, Recessed storage cupboards, Beamed ceiling, Stairs to First floor, Door to;

Reception Room

uPVC Window to the Rear aspect, Radiator, Fireplace with tiled surround, Two under stairs storage cupboards, Recessed storage cupboards, Beamed ceiling, Door to;

Kitchen

Wall & Base units, Radiator, Window the the Rear aspect with door to Rear garden, Laminate flooring.

First Floor Landing

Loft hatch, Airing cupboard housing Gas combi boiler.

Bedroom 1

uPVC Window to the Front aspect with Radiator beneath, Feature fireplace.

Family Bathroom

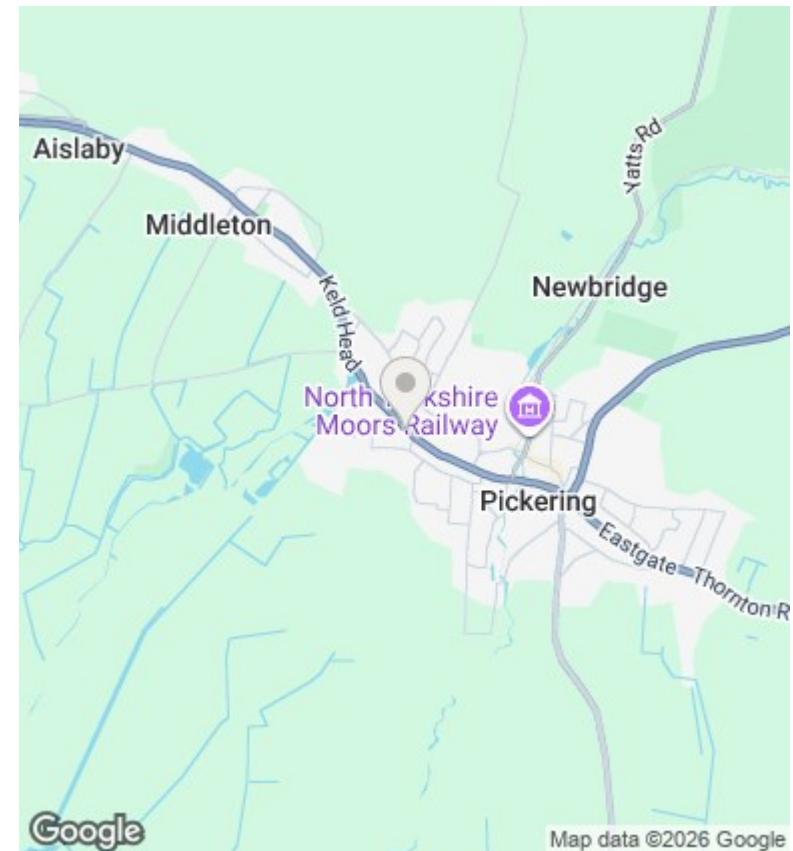
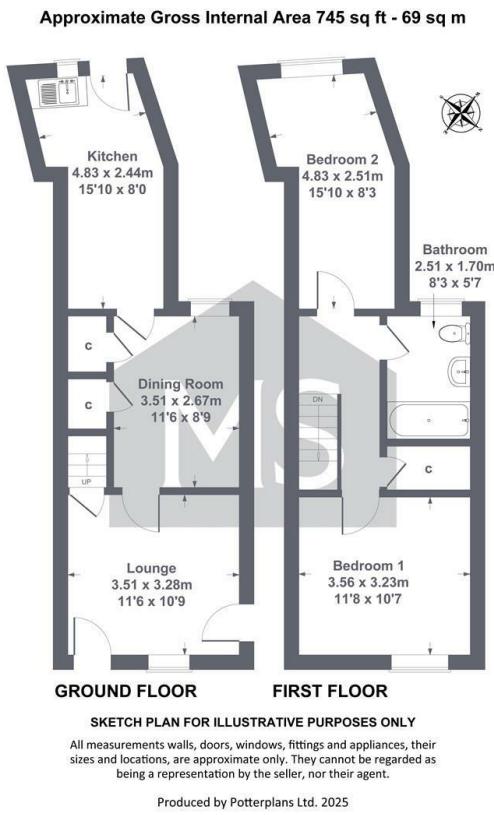
White Three Piece Suite, Electric Shower, Window to the Rear aspect, Extractor fan.

Bedroom 2

Window to the Rear aspect with Radiator beneath.

Outside

Out of the rear kitchen door there is an area of flagged patio, a useful wooden shed, small area of lawn and rear hand gate leading out.



Directions

Viewings

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

Council Tax Band

A

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		
England & Wales		EU Directive 2002/91/EC