

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 42b Hungate, Pickering, YO18 7DG

£165,000

- Offered with no onward chain
- Lovely reception with solid-fuel stove
- Grade II listed building
- Three well proportioned bedrooms
- Designated parking space
- Deceptive overall accommodation
- Spacious kitchen at the rear
- Easy walking distance of the town
- Small rear yarded area/outside space

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# 42b Hungate, Pickering YO18 7DG

Offered with no onward chain, 42b Hungate is a charming Grade II Listed terraced property sat in the heart of Pickering and within walking distance of the town centre and amenities. The property comprises kitchen which is accessed from the rear yard, living room with solid-fuel stove, two double bedrooms on the first floor and family bathroom and a further bedroom on the second floor. The property also benefits from a designated parking space to the rear.



Council Tax Band: B



### General Information

Pickering is a thriving market town that lies on the A170, Thirsk to Scarborough Road. It has a good range of shops, an active Monday market and amenities that include Doctors surgery, Dentists and Library. There are excellent road links to the neighbouring market towns of Helmsley, Malton and Kirkbymoorside, East Coast and the City of York. Malton has a train station that runs to York, where an intercity service links to London in as little as approx 2 hours.

### Services

All mains services are connected.

### Dining Kitchen

Min Entrance door from the Rear aspect, uPVC Window to the Rear aspect, Base & Wall units, Electric Oven/Hob, Radiator.

### Lounge

Window to the Front aspect with Radiator underneath, Solid fuel stove, Understairs cupboard.

### First Floor Landing

Window the the Rear aspect, Overstairs cupboard housing the hot water tank and gas central heating boiler, Separate walk-in storage cupboard.

### Bedroom 1

A well proportioned double room with Window to the Front aspect, Radiator.

### Bedroom 2

Another double bedroom with window to the Front aspect and Radiator.

### Bathroom

White Three-Piece Suite with mains plumbed-in shower over bath, Heated Towel rail, Velux Window to the Rear aspect, Radiator.

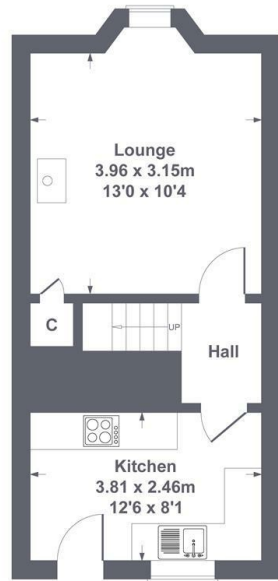
### Second Floor Bedroom

Velux Window to the Rear aspect, Radiator.

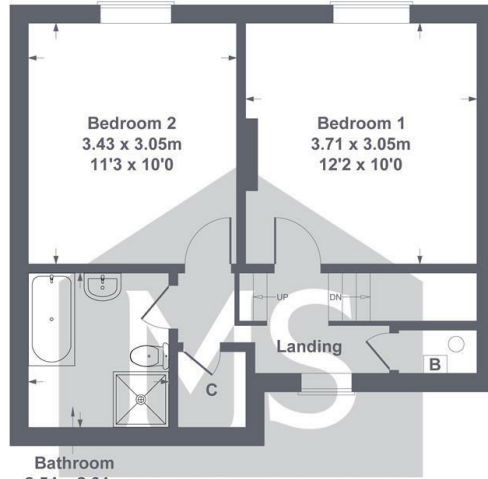
### Outside

To the rear, there is a small yarded enclosed area off the kitchen, the property also benefits from a designated parking space to the rear.

Approximate Gross Internal Area 1008 sq ft - 94 sq m



GROUND FLOOR



FIRST FLOOR

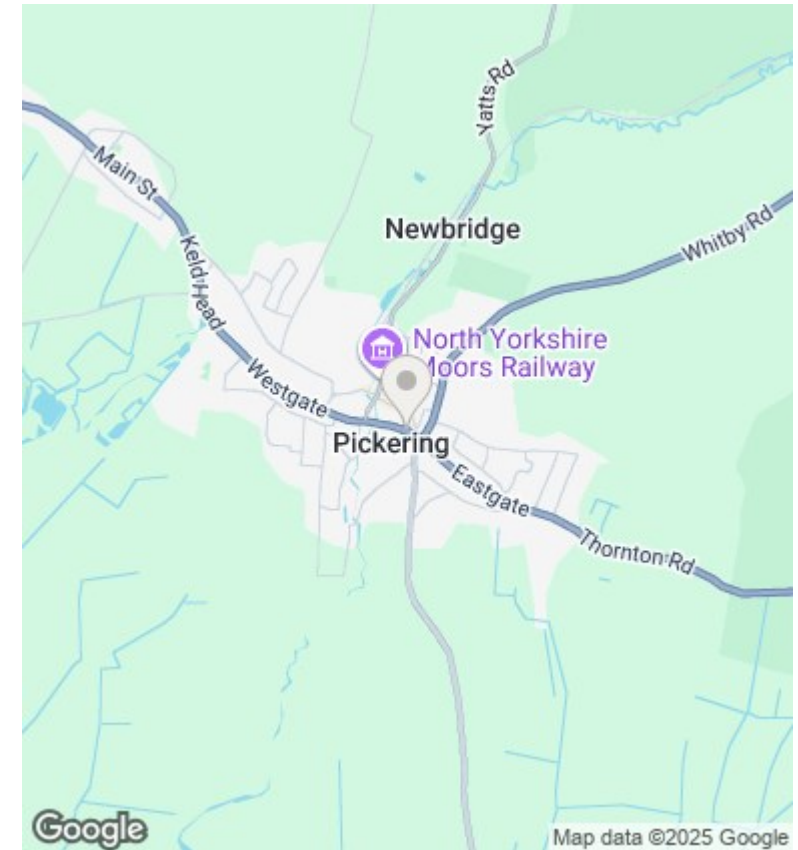


SECOND FLOOR

**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. 2025



## 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>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	61	
(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		