

ROUNTHWAITE & WOODHEAD

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



26 PARK STREET, PICKERING, NORTH YORKSHIRE, YO18 7AJ

**A charming character cottage located close to Pickering's centre
and with views over the North York Moors Steam Train station**

Living Room

Bathroom

Roof Top Views

Kitchen

Gas Central Heating

Grade II Listed

Two Bedrms

Private Garden

EPC Rating D

PRICE GUIDE: £179,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

Pickering is an attractive market town situated along the A170, Thirsk to Scarborough road. It is a short drive to the East coast and to the surrounding market towns of Helmsley, Kirkbymoorside and Malton. Malton has regular rail links to the City of York and London to Edinburgh service beyond. Pickering has a busy Monday Street market, a good selection of shops, schools and amenities which include doctors surgery, dentists, vets, library and interesting places to visit such as the Beck Isle Museum, Pickering Castle and the North York Moors Steam Railway.

Park Street is one of the older areas of Pickering located opposite the steam train station. It is an area of mixed property type, with both town houses and period cottages running along its length and located within a minutes walk of the market place. No.26 is a mid terrace stone cottage under a pan tile roof. It has a private rear garden that holds an elevated position above the roof lines of the cottages below. Inside the property there is a living room to its front and a fitted kitchen to the rear. Upstairs there are two bedrooms served by a family bathroom. From the kitchen back door, steps rise up to a couple of terraced areas before finally getting to the "Top Garden" that comprises a decked seating area that boasts some great roof top views and an area of lawn with a garden shed.

General Information

Services: Mains gas, water and electricity are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas Central Heating.

Council Tax: We are informed by North Yorkshire Council that this property falls in band B.

Tenure: We are advised by the Vendors that the property is Freehold and that vacant possession will be given upon completion.

Note: This cottage is Grade II listed.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone 01751 472800

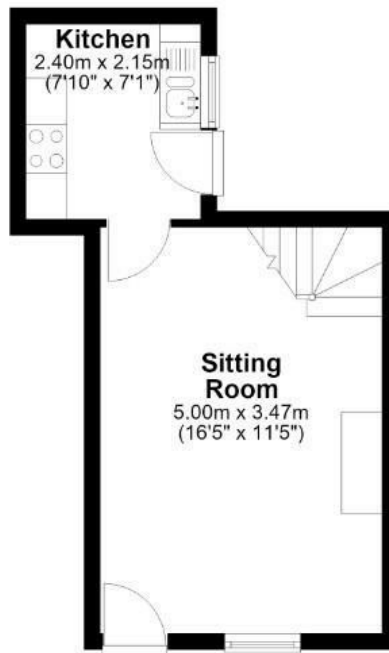
Directions: From the roundabout where the A170/169 join head West (towards Kirkbymoorside) along the A170. Turn right at the traffic lights next to the Lidl supermarket; sign posted The Ropery. Continue just a few hundred yards up the street with no.26 Park Street being located opposite the Steam train station indicated by a Rounthwaite & Woodhead 'For Sale' board. What3Words - ///bypassed.moped.playing



Accommodation

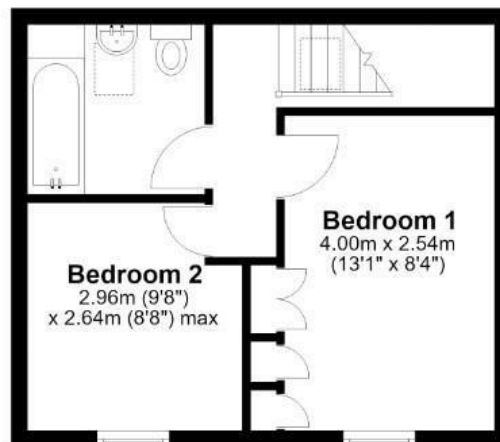
Ground Floor

Approx. 22.6 sq. metres (243.6 sq. feet)



First Floor

Approx. 28.4 sq. metres (306.1 sq. feet)

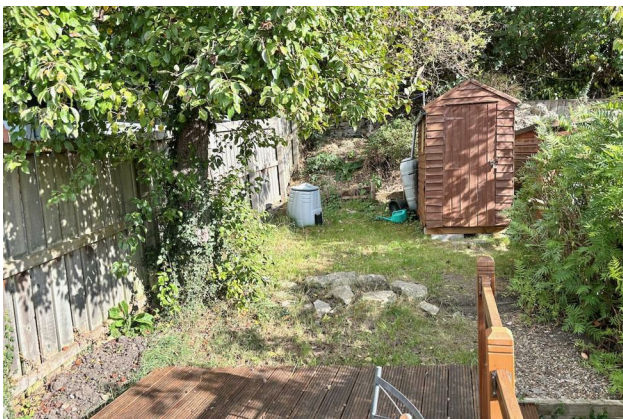


Total area: approx. 51.1 sq. metres (549.7 sq. feet)

26 Park Street, Pickering

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		
	66	77
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	



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

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