

ROUNTHWAITE & WOODHEAD

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



2A WILLOWGATE, PICKERING, NORTH YORKSHIRE, YO18 7BE

**A detached bungalow that would benefit from some modernisation
located just off the market place and with its own good sized garage**

Entrance Hall

Two Bedrooms

Enclosed Garden

Kitchen

Bathroom

Outbuildings

Conservatory/Utility

Separate Toilet

Detached garage

Sitting Room

Gas Central Heating

EPC Rating D

PRICE GUIDE: £230,000

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

Willowgate is one of the older streets in Pickering that emerges from the town centre. It is a single lane road mostly lined with period stone cottages sloping gently down to the market place. Number 2a (Hill Croft) however is a detached bungalow thought to have been built in the late 1960's. This bungalow boasts an elevated position compared to the other properties on the street being nicely set back and screened from the street with a Westerly front aspect and has the advantage of a detached garage sunk into the front garden at ground level. Gardens surround 2a Willowgate with its largest rear garden backing on to the St Peter & St Pauls' church yard.

Inside the bungalow there is scope for modernisation and refurbishment yet the accommodation comprises an entrance hall with two bedrooms to the front of the property served by a bathroom with separate wc. To the rear a sitting room (with an open fire) and a fitted kitchen have been supplemented by a conservatory that extends the full width of the property.

General Information

Location: Pickering is a thriving market town found at the foot of the North York Moors National Park, along the A170 Thirsk to Scarborough Road. As a result there are excellent links to the East Coast and City of York where the train service runs from London to Edinburgh. Pickering has a good range of shops, a Monday street market, reputable schools for all ages and amenities that include doctors surgery, dental clinics and library.

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating.

Council Tax: We are informed by North Yorkshire Council that this property is in Band C

Tenure: We are advised by the Vendors that the property is freehold and 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

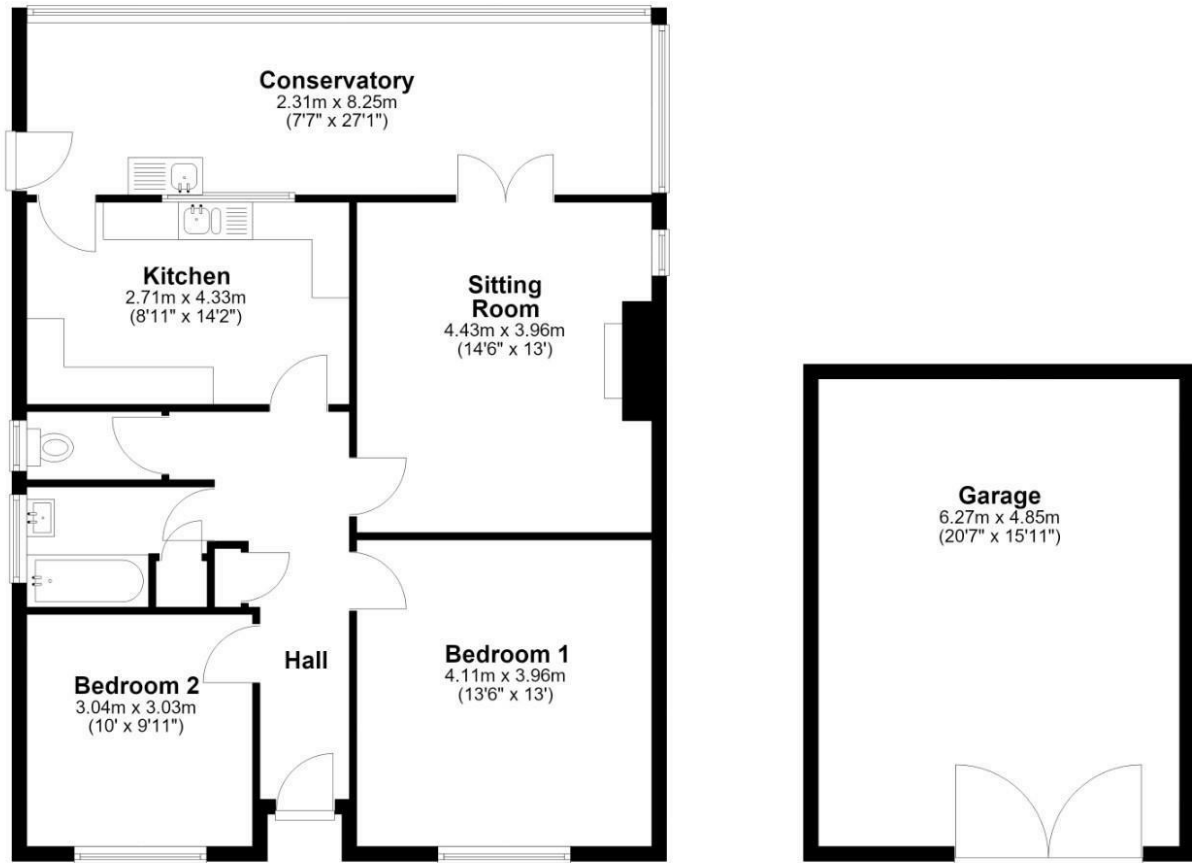
Directions: From the roundabout where the A170/169 join, head North (towards Whitby) along the A169 for approximately 100 yards past the pedestrian crossing/traffic lights and then take the next available left turn on to Hatcase Lane. Take the left turn, sign posted Willowgate, with no.2a being towards the end of the street on the left hand side, approximately 100 yards down the hill. What3Words - ///maximum.everybody.utensil



Accommodation

Ground Floor

Approx. 91.6 sq. metres (986.1 sq. feet)
(excluding Garage)



Total area: approx. 91.6 sq. metres (986.1 sq. feet)

2A Willowgate, 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		
	62	73
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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		



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

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

ROUNTHWAITE & WOODHEAD