TULIP COTTAGE, 1 WESTGATE
PICKERING



Charming character property with a range of recently refurbished and beautifully presented accommodation and a sheltered, south facing garden.

Currently run as a successful holiday cottage and available as a turn key business with contents and web-site, making it as ideal for an investor buyer as it is for a full-time occupier.
Front Hall – Living Room – Dining Kitchen – Rear Porch
Master bedroom with en-suite cloakroom – Second double bedroom – House bathroom
Low maintenance, south facing courtyard garden. Useful brick outbuilding.
NO ONWARD CHAIN

GUIDE PRICE £205,000

A charming, Grade II listed character cottage with carefully refurbished and beautifully presented accommodation, located only a short walk from the centre of the town.

Tulip Cottage is set on the near end of Westgate, only a level walk from the Market Place. The cottage underwent a careful programme of refurbishment only 2 years ago, with updated heating and wiring and the fitting a stylish new kitchen, bathroom and en-suite alongside a full redecoration with thoughtful touches throughout. The cottage is currently a successful holiday let, with the opportunity to purchase the contents (by separate negotiation) website and forward bookings, making it an ideal turnkey investment.

In all 708 square feet of accommodation; front hallway, front facing living room, generous dining kitchen and a rear porch with access out onto the courtyard garden. On the First Floor are two double bedrooms, one being a master bedroom with en-suite cloakroom and a stylish new bathroom.



Outside is neat, low maintenance courtyard style garden. The rear faces south and the garden area is a sheltered and sunny spot with a central patio area edged by a raised brick flower border. To the side is a useful brick outbuilding which has electric light and power. There is a direct access around to Westgate.

Pickering is a bustling market town, famous for its castle and steam railway, and located on the southern boundary of the North York Moors National Park and close to the heritage coastline. The town offers a wide range of amenities, including primary and secondary school, sport centre, restaurants, public houses and an array of retailers.

ACCOMMODATION COMPRISES

ENTRANCE HALL
Painted panelled front door with window light overhead. Radiator. Stairs to the First Floor. Electric consumer unit and fuses concealed in an overhead storage cupboard.

LIVING ROOM
3.92 m (12'10") x 3.35 m (11'0")
Casement window to the front elevation. Electric fire set into a tiled surround with painted timber mantel and marble style hearth. Fitted fireside shelving. Radiator. Television point. Laminate wood floor. Wall lights. Coving. Under stairs fitted storage cupboard.





DINING KITCHEN
4.80 m (15'9") x 2.70 m (8'10")
Modern range of kitchen cabinetry with granite effect worktops incorporating a stainless-steel single bowl sink unit. Electric cooker point with extractor overhead. Dishwasher point. Washing machine point. Two windows to the rear. Radiator. Ideal logic gas fired central heating boiler. Laminate wood floor. Back door through to the rear porch with an access out to the rear garden.





FIRST FLOOR

LANDING
Radiator. Loft access

BEDROOM ONE
3.86 m (12’8”) x 3.24 m (10’8”) max
Casement window to the front elevation. Radiator. Wall lights. Range of fitted wardrobes and storage units.



EN-SUITE CLOAKROOM
2.00 m (6’7”) x 1.00 m (3’3”)
Low flush WC. Wash hand basin. Ladder towel rail. Extractor.



BEDROOM TWO
2.70 m (8’10”) x 2.53 m (8’4”)
Casement window to the rear. Radiator.



BATHROOM
3.00 m (9’10”) x 2.00 m (6’7”)
Bath with shower over. Low flush WC. Wash hand basin. Ladder towel rail. Casement window to the rear. Extractor.



OUTSIDE

1 Westgate faces Westgate with a neat flower border to its immediate front. The rear garden faces south and is fully enclosed to all sides, ensuring it is sheltered and benefiting from a sunny aspect. Easy to care for with a hard paved seating area and raised brick flower borders to two sides provides splashes of colour and interest. There is a useful traditional outbuilding with plumbing and an electric supply. A low hand gate provides access around the side of the house to Westgate.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes.This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL INFORMATION

Service:	Mains water, gas, drainage and electric.
Council Tax:	TBC
Tenure:	We understand that the property is freehold and that vacant possession will be granted upon completion.
Viewing:	Strictly by appointment with the Agent's Pickering office.
Postcode:	YO18 8BA
EPC:	Current D/63 Potential B/89
Please note:	There is a pedestrian access for the neighbour at No 3 Westgate to cross the garden to reach Westgate.

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by the buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence, and the sale can progress to the legal stage.

Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is intended only as an approximate guide. The services as described have not been tested and cannot be guaranteed. *These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property*

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