

# ROUNTHWAITE & WOODHEAD

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



## 74 EASTGATE, PICKERING, NORTH YORKSHIRE, YO18 7DY

**A handsome and detached town house close to the town's centre with the advantage of a quite splendid private rear garden and garaging**

Vestibule	Sitting Room	Four Bedrooms	Garage
Entrance Hall	Dining Kitchen with Aga	(Master En Suite)	Green House
Dining Room	Cloakroom	Separate WC	Summer House
Drawing Room	Rear Porch/Utility	Sizeable Loft with Potential	Large 'Well Stocked' Garden
Study Space	House Bathroom	Drive Parking	EPC Rating E

**PRICE GUIDE £490,000**

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](http://www.rounthwaite-woodhead.co.uk)

## Description

Set within the heart of a bustling market town, this handsome Victorian townhouse is a home of immense warmth, character and elegance. Lovingly cared for over the years, the property retains a wealth of original period features, complemented by well proportioned accommodation with high ceilings and an abundance of natural light throughout. The three spacious reception rooms offer both comfort and charm, centred around a beautifully tiled entrance hall. The kitchen to the rear of house has an Aga as well as well as a walk in pantry and offers a well-balanced layout that provides excellent versatility for modern family living. A splendid turned staircase gives access to four bedrooms, two bathrooms and a further loft space that offers great potential (subject to planning) to convert into further accommodation. Characterful details synonymous with the Victorian era enhance the home's timeless appeal.

One of the property's most outstanding features is the magnificent garden; generous in size, mature and wonderfully private, providing a rare oasis within its town setting. Beautifully tended and thoughtfully arranged, it includes a greenhouse, summer house and ample space for entertaining, gardening or simply enjoying the peaceful surroundings.

This is a rare opportunity to acquire a substantial period home combining well presented space, practicality and a true sense of heritage, all within easy reach of the town's amenities, independent shops and market place.

## General Information

**Location:** 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 and Malton. Malton has a train station with regular links to the City of York and the London/Edinburgh services beyond. Pickering has an active Monday Street market, a good selection of shops, schools for all ages and amenities which include doctors surgery, dentists, vets and library. Eastgate is located within an easy walk of the town centre, with its wide grass verges and mature avenue of lime trees, planted to commemorate the Diamond Jubilee of Queen Victoria. It is made up of mostly older period properties within the conservation area.

**Services:** Mains water, electricity and gas are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom Regulations.

**Council Tax:** We are informed by North Yorkshire Council that the property is a Band E

**Tenure:** We are advised by the Vendor that the property is freehold and that 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:** Travelling into Pickering in a Northerly direction along the A169, take the 3rd exit at the (Forest & Vale Hotel) roundabout on to the A170 heading East. Travel approximately 500 yards with no.74 being on the right hand side indicated by a Rounthwaite & Woodhead 'For Sale' board. What3Words - ///builders.secure.jots



# Accommodation



Total area: approx. 159.5 sq. metres (1716.6 sq. feet) (excluding Attic Space)  
74 Eastgate, 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			
<b>England &amp; Wales</b>		39	70
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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