

# Mark Stephenson's

ESTATE & LETTING AGENTS



## Willowgate Yard, 2 Willowgate, Pickering, YO18 7BE

£159,995

- Offered for sale with no onward chain
- Beautifully presented Maisonette
- Modern Kitchen with Breakfast bar
- Spacious Sitting Room with Media wall
- Two Double Bedrooms with Velux Windows
- Overlooking Pickering Town Centre

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# 2 Willowgate, Pickering YO18 7BE

Mark Stephenson's are delighted to bring 2 Willowgate Yard to the market which is a truly unique opportunity for a wide-range of purchasers, hence why the property has been in our clients family for over 30 years. This is a fantastic opportunity to take on a magnificently presented property in the heart of Pickering. Throughout, the property has been upgraded with love and care with fantastic features that truly make the property stand out above the rest such as Velux Windows throughout providing natural light throughout, Media Wall in the sitting room, New carpets throughout and Custom glass Balustrades. Briefly, the property comprises; Entrance Hall with under stairs storage, First floor landing, Kitchen with Breakfast bar, Large sitting room with Windows looking out over the town centre, On the Second floors there are two double bedrooms with the master being a more than generous size and the family bathroom. Outside there is a shared courtyard area which is accessed from Willowgate, the property benefits from an outdoor storage area also.



Council Tax Band: A



## General information

Pickering is an attractive market town on the edge of the beautiful North York Moors National Park and 18 miles from the Heritage Coast. There is a wealth of pubs, eateries individual shops and all the other amenities expected in a market town; including the market itself held every Monday. The iconic North Yorkshire Moors Steam Railway is based in Pickering with some services to Whitby - the famous seaside town from where Captain Cook set sail in the endeavour in the 1700s. There is a wonderful Norman castle in Pickering owned by English Heritage and the surrounding countryside is a haven for wildlife and walkers.

## Entrance Hall

Entrance Door, Feature Window above door, Under stairs Storage space, Radiator, Fuse Board, Vinyl flooring, Panelled walls, Stairway to First floor.

## First Floor Landing

Radiator, Exposed beams, Stairway to Second floor.

## Kitchen

A range of modern wall & base units, Electric oven, Induction hob with Extractor hood above, Sink unit with Window above, Standalone Breakfast Bar, Gas central heating combi boiler, Radiator, USB Sockets, Tiled Walls, Vinyl flooring.

## Living Room

Two Windows to the Front aspect, Window to the Side aspect with Radiator beneath, Media wall with electric fireplace, Understairs

Storage cupboard, USB Sockets, Opening to the Kitchen.

## Bedroom 1

A more than spacious double bedroom with a large Velux Window to the Side aspect and two Windows to the other, Banister with Glass-panelled balustrade, USB Sockets, Exposed beams, Loft hatch.

## Second Floor Landing

Window to the Front aspect, Radiator, Banister with Glass-panelled balustrade, Loft hatch, Heated towel rail.

## Shower Room

White Three-Piece Suite with plumbed-in shower above bath, Velux Window, Partly-tiled and Panelled walls, Shelving with built-in cupboard below, Extractor Fan.

## Bedroom 2

Another well-sized double room with Large Velux Window to the Front aspect, Two further Windows one to the Front and another to the Side, Radiator, USB Sockets.

## Outside Space

The property is located through a gated passage off Willowgate which then leads to a communal yard. The property benefits from a small storage area which is where the electric meter is housed and allows for bin storage.

## Services

All mains services are connected.

## Lease Terms

There is 152 years remaining on the lease.

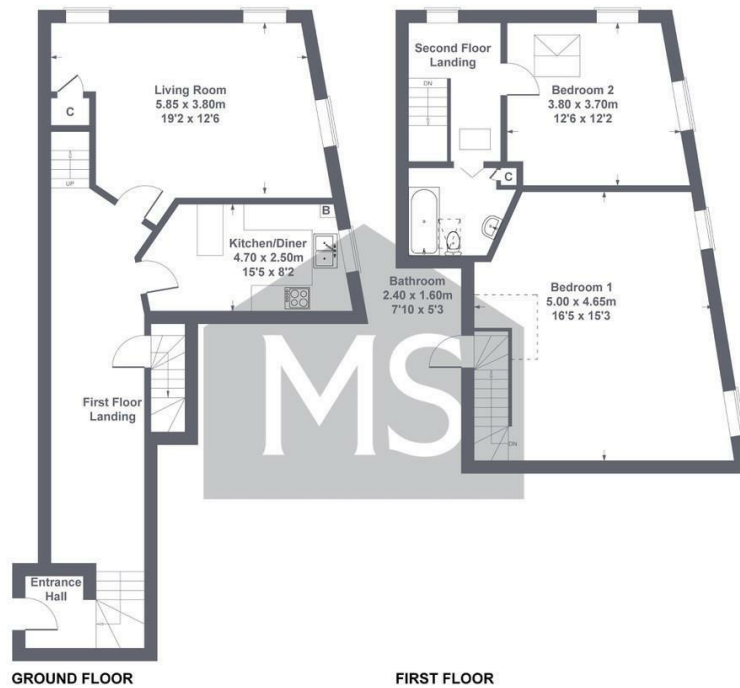
N.B.

Subject to separate negotiations, there is scope for the property to be sold furnished.

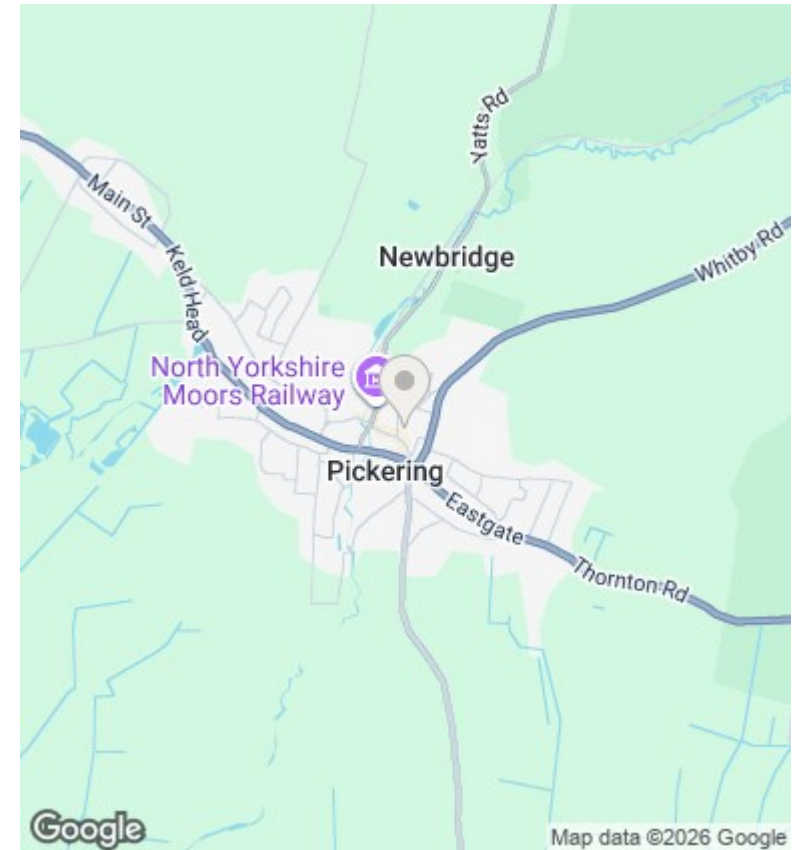




Approximate Gross Internal Area 1356 sq ft - 126 sq m



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

From the A170, just off the roundabout turn up Smiddy Hill into Pickering. At the top, go straight over into Hungate, then take the first right into Willowgate. Willowgate Yard is accessed through an iron gate on the left hand side behind Nosh - No. 2 is signposted inside.

## Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC