

# ROUNTHWAITE & WOODHEAD

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



**2 CASTLEGATE, PICKERING, NORTH YORKSHIRE, YO18 7AX**

**A surprisingly 'Roomy' character cottage, with parking, near the amenities of town**

**Entrance Hall**

**Dining Room**

**Living Room**

**Kitchen**

**Cloakroom**

**Three Bedroom**

**(Master en suite)**

**House Bathroom**

**Gas Central Heating**

**Rear Courtyard**

**Outbuilding**

**Off Street Parking**

**Grade II Listed**

**No Onward Chain**

**EPC Rating E**

**PRICE GUIDE: £325,000**

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

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

## Description

Castlegate is one of the older streets in Pickering that extends from the Market Place up the gently sloping road to the remains of the Castle. It is lined primarily with stone cottages, terrace houses and latterly a development of bungalows. No.2 Castlegate is a mid-terrace of 4 similar looking stone cottages that face West onto the street. This cottage has off street parking to its rear as well as access to its secluded rear courtyard garden.

Inside there is wealth of character that includes window seats, exposed ceiling beams, quarry tiled and stripped floor boards. On entering the large entrance hall there are two front reception rooms with an inner hall leading to a fitted kitchen to the rear of the property as well as a cloakroom. Upstairs there are 3 double bedrooms with the master having an en suite shower room. There is an additional house bathroom and throughout the house an abundance of built in storage cupboards. The property has majority single glazed 'cottage style' windows and gas central heating. Outside there is a flagged court yard and also benefits from a lean to shed. Up some stone steps there is an area of grass that can be used as additional garden or alternatively access from Whitby Road offers the potential for off street parking.

## General Information

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 B

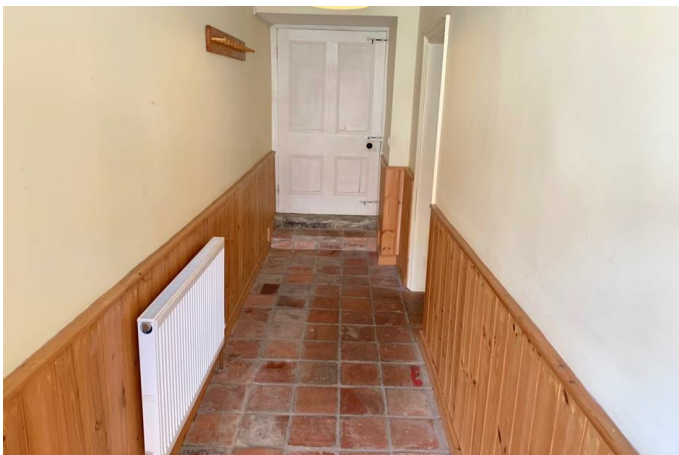
Note: This cottage is Grade II Listed

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

Location: Pickering is a lively 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 including doctors surgery, dental clinics and library.

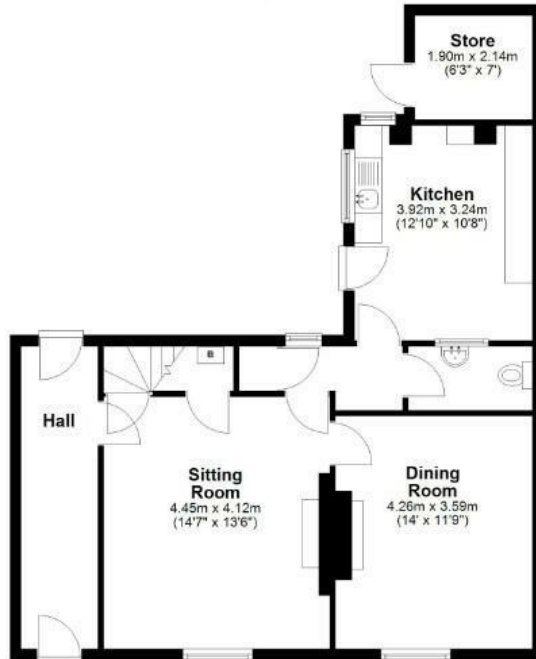
Directions: From the roundabout where the A170/169 join, head North (towards Whitby) along the A169 for approximately 100 yards past the pedestrian crossing/traffic lights and then take the next available left turn on to Hatcase Lane. Go past the left turn, sign posted Willowgate, continuing straight on to the T junction signposted Castlegate. Turn right with no.2 being on the right hand side. What3words - ///loitering.exit.slicer



# Accommodation

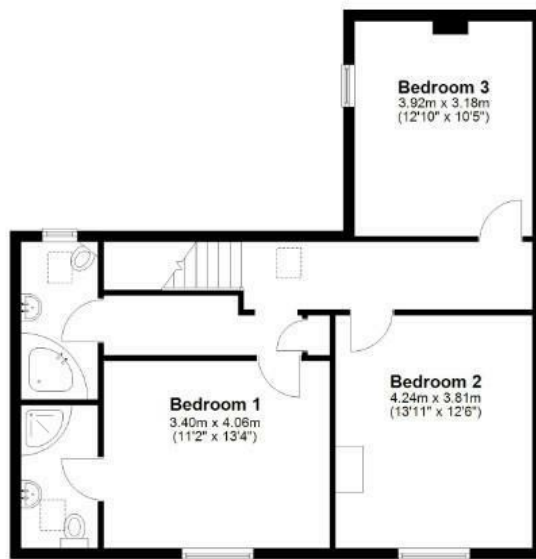
## Ground Floor

Approx. 64.0 sq. metres (688.8 sq. feet)  
(excluding Store)



## First Floor

Approx. 65.5 sq. metres (704.9 sq. feet)



Total area: approx. 129.5 sq. metres (1393.7 sq. feet)  
2 Castlegate, Pickering

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		54	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		49	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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](http://www.rounthwaitewoodhead.co.uk)

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