



**72 Westgate, Pickering, YO18 8AU**

**£340,000**

- **\*\*Offered with No Onward Chain\*\***
- Four Bedrooms in the Main House
- Integral Garage/Games Room
- Extensively modernised property throughout
- Log-Burning Stoves in the Reception Rooms
- Main House accommodation over Three floors
- Modern Dining/Kitchen with Shower Room
- uPVC Double Glazed Windows throughout
- Adjoining Two Bedroom Apartment

# 72 Westgate, Pickering YO18 8AU

Nestled in the charming area of Westgate, Pickering, this delightful stone and pantile cottage offers a unique blend of traditional character and modern living. Spanning an impressive 2,086 square feet, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. With six well-appointed bedrooms, this versatile property is perfect for families or those seeking extra room for guests.

The two properties combined feature two bathrooms, ensuring convenience for all occupants. A sympathetic refurbishment has enhanced the property while preserving its original charm, making it a truly inviting space. Additionally, the self-contained annexe presents an excellent opportunity for a holiday let investment, providing potential extra income or a private retreat for visitors.

Parking is available at the rear adding to the practicality of this lovely home. Being chain-free, this property offers a smooth transition for prospective buyers, allowing for a swift move-in process.

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Council Tax Band: B



## 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.

## Services

All mains services are connected.

## Entrance Hall

uPVC Front door, Radiator, Meter cupboard with Consumer unit.

## Reception Room

uPVC Double Glazed Sash Window to the Front aspect, Log burning stove sat in Brick surround, Feature stone wall with small uPVC Window, Radiator, Wooden flooring, Beamed Ceiling, Smart meter.

## Reception Room

Log burning stove sat in brick surround, Feature stone wall, uPVC Double Glazed Sash window to Rear aspect, Wooden flooring, Radiator, Understairs cupboard with lighting, Door leading to;

## Utility Room

Worcester Combi Boiler, Wooden Flooring, Plumbing for White Goods, Small uPVC Window, Worktop.

## Dining Kitchen

Modern Wall & Base Units with Integrated Fridge and Dishwasher, Belfast Sink, Electric Range cooker with Extractor hood, Radiator, 3X uPVC Sash Windows to the Rear aspect, Beamed Ceiling, Laminate Flooring, Door to;

## Pantry

A very useful space with ample storage space with power and lighting.

## Downstairs Shower Room

White Two-Piece Suite with separate Shower cubicle, Tiled Walls, Extractor Fan, uPVC Glazed Window to the Front aspect, Heated Towel rail.

## Garage/Games Room

Fully powered with lighting, Radiator 2X, uPVC Window to the Front aspect, Timber garage doors.

## First Floor

### Bedroom 1

A good sized double bedroom, uPVC Double glazed Sash window to the Front aspect, Radiator, Brick Fireplace.

### Bedroom 2

Another well proportioned double bedroom, uPVC Sash window to the Rear aspect, Radiator, Understairs Storage Cupboard with Lighting.

## Family Bathroom

White Two-Piece Suite with Plumbed in Shower, Partly-Tiled walls, uPVC Glazed Window to the Rear aspect, Heated Towel Rail. Extractor Fan.

## Second Floor

### Bedroom 3

uPVC Dormer Window to the Front aspect, Radiator.

### Bedroom 4

uPVC Window to the Rear aspect, Radiator.

## APARTMENT

## Lounge

Double uPVC Sash Window to the Side aspect, Stone fireplace with socket for electric fire, Radiator, Wooden Flooring, Smart Meter.

## Landing

uPVC Window to the Front aspect with cupboard underneath housing the consumer unit, Radiator, Storage Cupboard.

## Bedroom 1

Velux Window to the Front aspect, Radiator.

## Kitchen

Wall & Base units, Electric Oven/Hob/Extractor Hood, Integrated Dishwasher, Plumbing for further White goods, Belfast Sink, Velux Window to the Rear aspect, Laminate Flooring.

## Bathroom

White Two-Piece Suite with Walk-in Shower cubicle, Heated Towel Rail, Glazed uPVC Window to the Rear aspect, Cupboard housing Combi Boiler, Velux Window to the Rear aspect, Laminate Flooring.

## Bedroom 2

Velux Window to the Front aspect, Radiator.

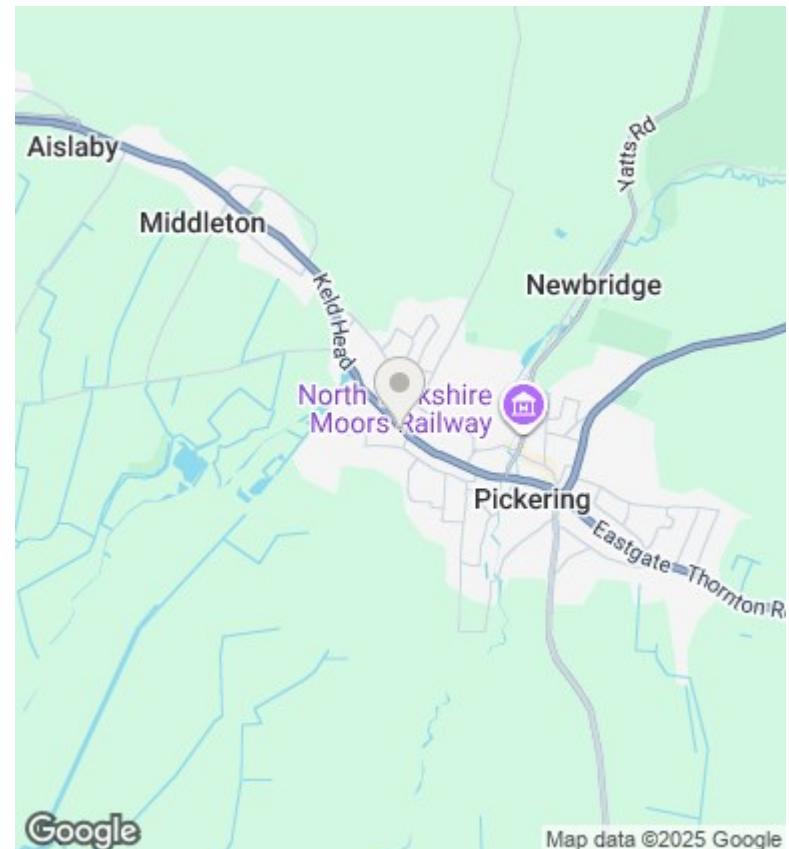
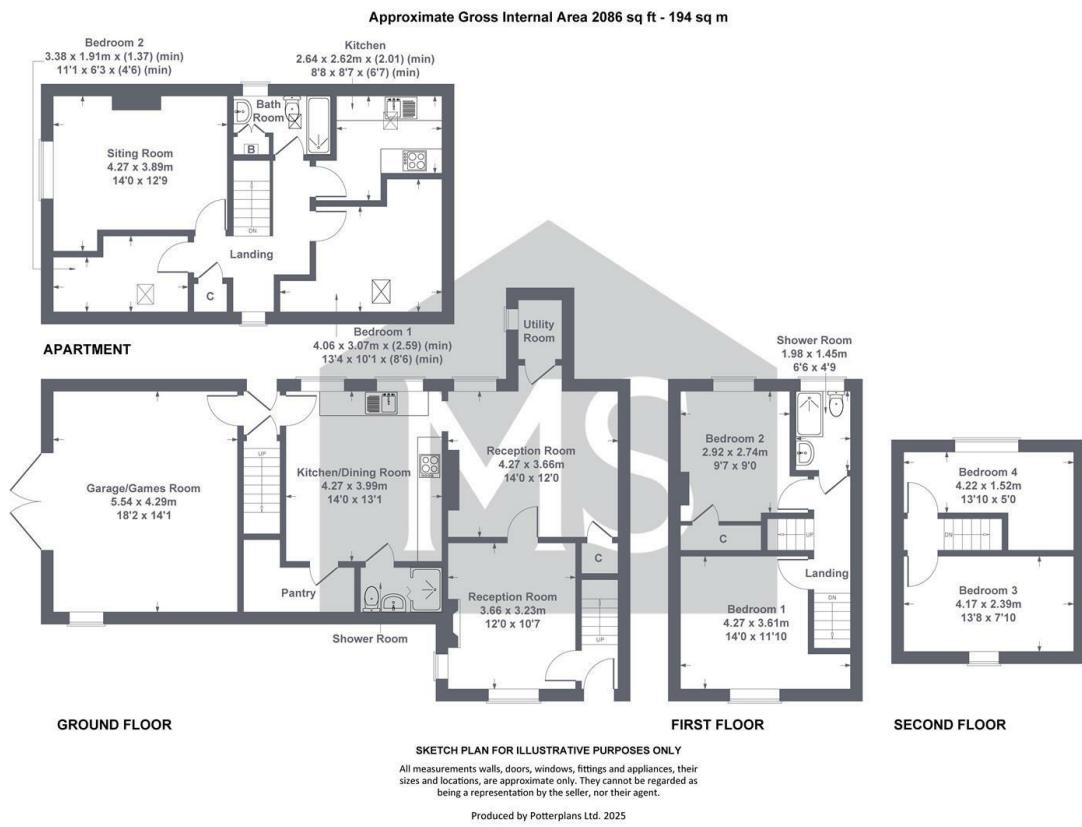
## Outside

To the front, there are steps from Westgate that lead to the Front entrance door. There is then a gravelled area that runs across the front elevation with patio tiles creating seating and mature shrubs that provide privacy. There are also meter boxes for the main house and the apartment.

To the rear, there is a further gravelled area with a rear porch the leads to a solid oak Entrance door. This area can be used for multiple purposes, currently, it has furniture for outdoor seating but it could also be an area for parking. There is an outside tap and outside sockets also with outdoor lighting and a further storage shed.







## Directions

## Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	