

ROUNTHWAITE & WOODHEAD

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



111 WESTGATE, PICKERING, NORTH YORKSHIRE, YO18 8BB

A sizeable Victorian town house with the benefit of parking only a short walk from the town's market place and amenity

Entrance	Cloakroom/wc	Garden
Dining Room	Four Bedrooms	Garage
Sitting Room	House Bathroom	Off Street Parking
Dining Kitchen	Majority Double Glazing	Great Family Home
Pantry/Utility	Gas Central Heating	EPC Rating D

PRICE GUIDE: £285,000

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

Description

111 Westgate, also known as Harrison House, is a handsome Victorian end terrace property offering spacious and versatile accommodation arranged over three floors. A much-loved and cherished family home, the property combines character features with practical modern living.

The accommodation briefly comprises an entrance hall leading into a dining room that is currently used as a music room, providing flexible living space to suit a variety of needs and a welcoming front sitting room featuring a log-burning stove. To the rear is a generously proportioned dining kitchen, ideal for family life and entertaining with an adjoining utility/pantry and a ground floor cloakroom/wc. Across the first and second floors are four bedrooms served by a house bathroom. The property further benefits from gas central heating and majority uPVC double glazing.

Externally, there is a terraced rear garden together with the valuable addition of a garage. Occupying a prominent position, this attractive Victorian home offers an abundance of character, space, and warmth, making it an ideal home for growing families.

General Information

Location: Pickering is a thriving 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 that include doctors surgery, dental clinics and library.

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating. Majority Double Glazing

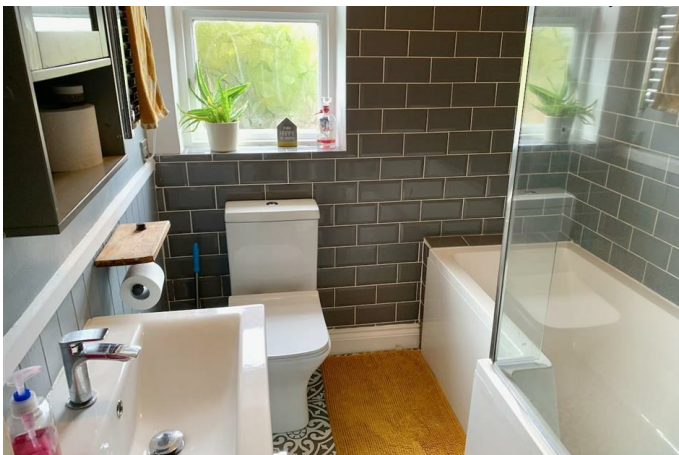
Council Tax: We are informed by North Yorkshire Council that this property falls in band C.

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

Directions: Travelling along the A170, in an Easterly (towards Thornton le Dale) direction pass both the petrol station and Keld Head Pond on the right hand side. Travel past the West Gate Carr Lane turn off and in another few hundred yards no.111 can be found on the left hand side indicated by a Rounthwaite & Woodhead 'For Sale' board.

What3Words - ///cubes.rob.es.trailer



Accommodation



Total area: approx. 124.4 sq. metres (1339.2 sq. feet)
111 Westgate, 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			
		61	72
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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

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