

ROUNTHWAITE & WOODHEAD

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



128 WESTGATE, PICKERING, NORTH YORKSHIRE, YO18 8BB

**A delightful stone cottage that has been recently modernised
but a few hundred yards from the town centre and it's amenity**

Sitting Room

Bathroom

Double Glazing

Kitchen

Two Bedrooms

Rear Garden

Rear Hall/Boot Room

Gas Central Heating

EPC Rating D

PRICE GUIDE: £184,000

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

Westgate is one of the oldest parts of Pickering that as the name suggests forms the Western end of the A170, Thirsk to Scarborough Road that travels through it. Lined on either side by a mixture of property types from character cottages, period town houses and some new dwellings it is a short, comfortable walk to all the shops and services of the market place.

No.128 has a southerly front aspect and is a stone under pantile roof, mid terrace cottage. Historically it will have consisted of a 2 up, 2 down with an outside WC. Thankfully a latterly added ground floor extension has given the cottage a ground floor bathroom. The accommodation is over two floors with a sitting room to the front of the cottage linking to a recently fitted kitchen. Beyond there is a rear hall/boot room with storage space, housing the boiler and stairs rise from here accessing two the bedrooms. To the rear of the cottage, on the ground floor there is a newly fitted bathroom.

The cottage has a quite surprisingly large garden that starts with a patio area adjoining the property and stepping up onto an L shaped lawn.

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 B.

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

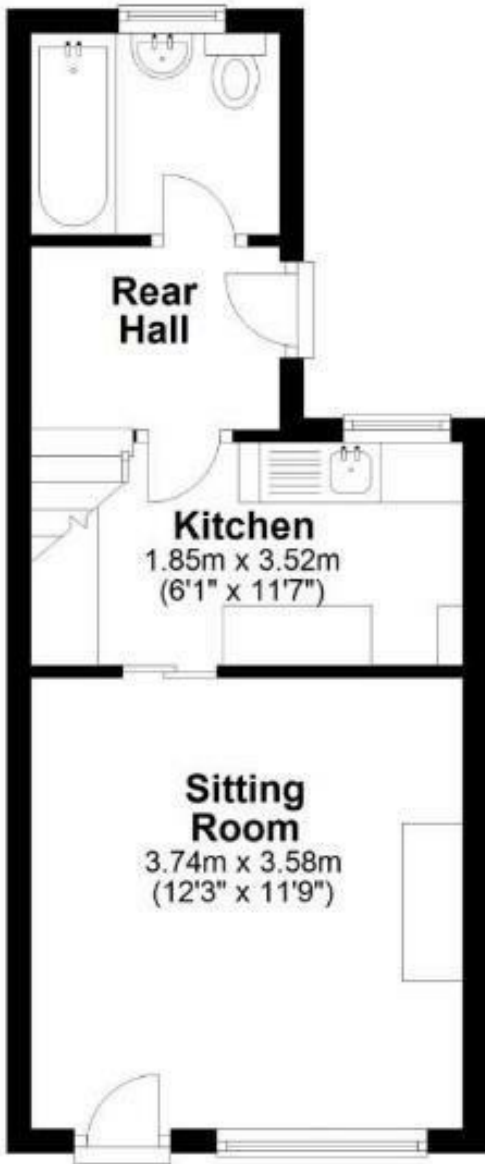
Directions: Travelling along the A170, in an Easterly (towards Thornton le Dale) direction pass both the petrol station and Keld Head Pond on the right hand side. Travel past the West Gate Carr Lane turn off and in another few hundred yards no.128 can be found on the left hand side indicated by a Rounthwaite & Woodhead 'For Sale' board. What3Words - ///scores.typed.portable



Accommodation

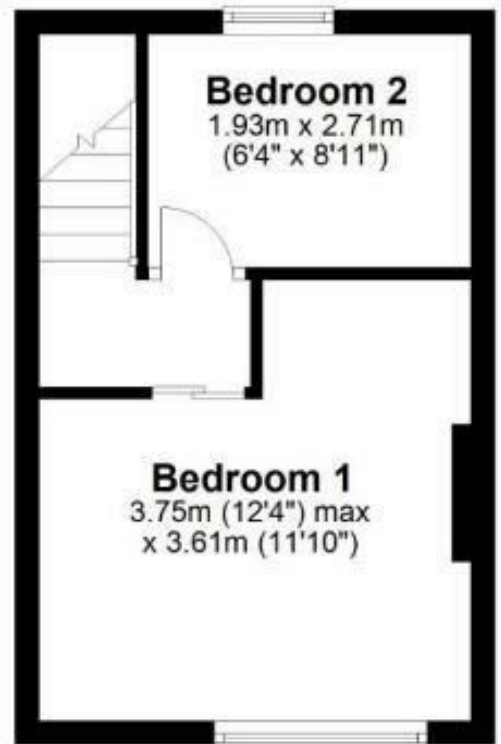
Ground Floor

Approx. 27.4 sq. metres (294.4 sq. feet)



First Floor

Approx. 20.4 sq. metres (219.3 sq. feet)



Total area: approx. 47.7 sq. metres (513.7 sq. feet)

128 Westgate, Pickering

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		69	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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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