Cundalls

CHARTERED SURVEYORS • AUCTIONEERS • VALUERS • LAND & ESTATE AGENTS • FINE ART & FURNITURE

ESTABLISHED 1860

1 CASTLE ROAD

PICKERING

Double fronted stone cottage with superb, far-reaching views across the town, attractive gardens and located within easy reach of the centre of Pickering

A unique character property which offers huge potential for improvement.
Over 1,000 square feet of accommodation
Sitting Room – Living Room – Dining Room – Breakfast Kitchen
Three bedrooms – Bathroom -Store Room
Attractive cottage gardens to the front and rear.
NO ONWARD CHAIN

OFFERS IN EXCESS OF £200,000

ISO 9001 CERTIFIED ORGANISATION
United Registrar of Systems Cert No. 1745

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RICS

A quirky, double fronted, character cottage set in an elevated position which takes in a lovely far-reaching open aspect across Pickering town.

1 Castle Road sits in the heart of the town but is tucked away from the hustle and bustle of the Market Place. Originally a pair of cottages, the property has been in the same hands for over 50 years and has been well cared throughout but now offers a huge amount of potential for updating. The old layout of two separate cottages remains, providing the cottage with three reception rooms and a breakfast kitchen. To the first floor there are three bedrooms and a bathroom with a separate storage area. In all 1,052 square feet.

The cottage sits well up from Castle Road and overlooks the NYM steam railway line and looks out across the town. The cottage faces west and has an especially light and sunny outlook with attractive, well-established gardens to the front and rear, including a useful storage shed at the rear.

Pickering is a bustling market town, famous for its castle and steam railway, and located on the southern boundary of the North York Moors National Park and close to the heritage coastline. The town offers a wide range of amenities, including primary and secondary school, sport centre, restaurants, public houses and an array of retailers. Castle Road is a short street, located just off the hill leading down from the Castle to Undercliffe.

ACCOMMODATION COMPRISES

SITTING ROOM
3.30 m (10’10”) x 3.30 m (10’10”)
Casement window to the front. Front door. Fireside fitted alcove. Radiator.

BREAKFAST KITCHEN
3.40 m (18’6”) x 2.90 m (9’3”)
Fitted base and wall units. Stainless steel sink unit. Gas cooker point. Automatic washing machine point. Fitted storage cupboards. Two windows to the rear. Door to the rear. Electric fuse board.

LIVING ROOM
3.30 m (10’10”) x 3.30 m (10’10”)
Casement window to the front. Front door. Stone and brick tiled fireplace housing a gas fire. Fireside fitted alcove. Radiator.

DINING ROOM
3.26 m (10’8”) x 3.00 m (9’10”)
Door out to the rear. Pair of windows to the rear. Radiator. Original range with bread oven. Fireside fitted storage cupboard.

FIRST FLOOR

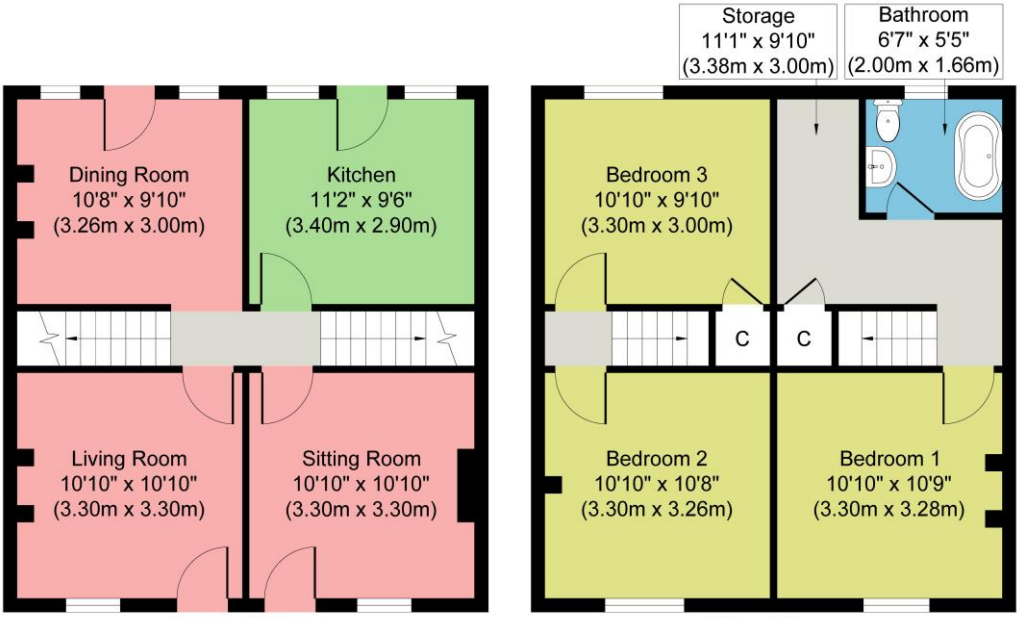
BEDROOM ONE
3.30 m (10’10”) x 3.28 m (10’9”)
Casement window to the front. Period fireplace with a basket grate. Radiator.

BATHROOM
2.00 m (6’7”) x 1.66 m (5’5”)
White suite. Bath with electric shower. Low flush WC. Pedestal wash hand basin. Radiator. Window to the rear. Electric wall heater.

STOREROOM
3.38 m (11’1”) max x 3.00 m (9’10”) max
Vaillant Boiler. Fitted storage.

BEDROOM TWO
3.30 m (10’10”) x 3.26 m (10’8”)
Casement window to the front. Period fireplace with a basket grate. Radiator.

BEDROOM THREE
3.30 m (10’10”) x 3.00 m (9’10”)
Casement window to the rear. Over stairs fitted storage cupboard. Radiator.



Ground Floor
Approximate Floor Area
526 sq. ft
(48.91 sq. m)

First Floor
Approximate Floor Area
526 sq. ft
(48.91 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL INFORMATION

Service:	Mains water, drainage, gas and electric.
Council Tax:	Band D
Tenure:	We understand that the property is freehold and that vacant possession will be granted upon completion.
Planning:	North Yorkshire County Council. Ryedale House, Malton, YO17 7HH. Tel: 01653 600666
Viewing:	Strictly by appointment with the Agent's Pickering office.
Post Code:	YO18 7BA
EPC:	TBC

ADDITIONAL INFORMATION

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by the buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence, and the sale can progress to the legal stage.

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