

Peter  
**illingworth**  
ESTATE AGENTS



82, Westgate, Pickering, YO18 8AU  
Price Guide £310,000

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A Grade II listed, stone mid terraced, three bedroom period cottage, with gas fired central heating, beamed ceilings and cottage doors with latches, gas fired double facing stove to the sitting room/dining area, making this into a charming home, situated within the towns Conservation Area.

Accommodation briefly comprises: Sitting room, dining area, galley kitchen, cloakroom and garden room. First floor: Landing, principal bedroom with en-suite bathroom including separate shower, two further bedrooms, house bathroom.

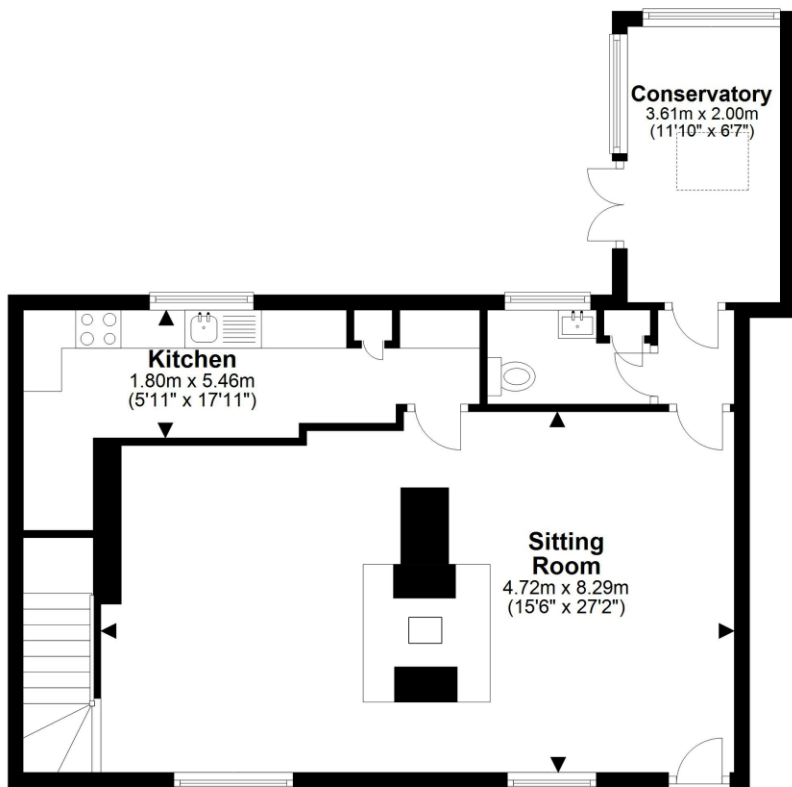
Lawned rear garden with beds, patio area and car standing area. Garage. Further substantial lawned garden situated to the north of the property.

Pickering is a small market town on the southern boundary of the North York Moors National Park, which offers unlimited scope for outdoor activities in beautiful, unspoilt landscapes. The town has good schooling, a swimming pool, leisure centre and local shopping. The arts are catered for at the Memorial Hall and Kirk Theatre and the North York Moors Steam Railway is a considerable tourist attraction. Malton is some eight miles distant, with its railway station and link to the main line network, Scarborough and the coast approximately 17 miles and York 26 miles.



### Ground Floor

Approx. 63.6 sq. metres (685.1 sq. feet)

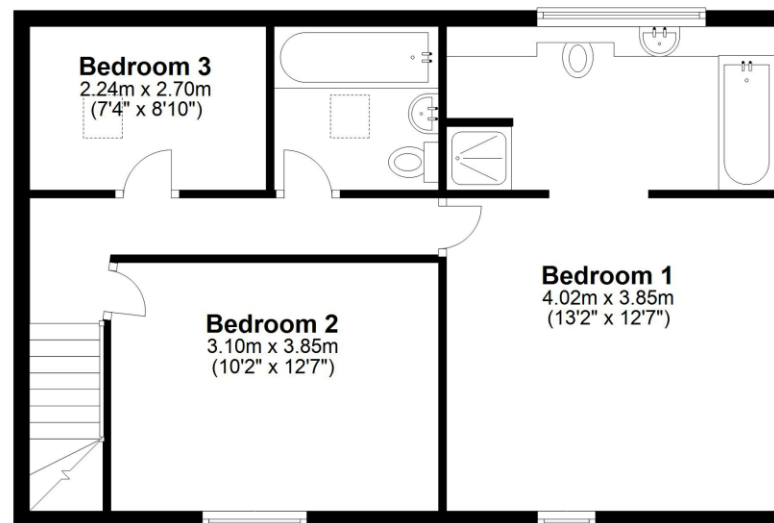


Total area: approx. 119.9 sq. metres (1291.0 sq. feet)

**82 Westgate, Pickering**

### First Floor

Approx. 56.3 sq. metres (605.9 sq. feet)



For illustration purposes only not to scale





**Tenure:** We understand the property to be freehold.  
Vacant possession will be given on completion.

**Services:** Mains water, drainage, gas and electricity are laid on.

**Property Tax:** Band D

**Note:** Access to the rear of the property is via right of way giving access to the garage and rear of the property.

**Photography:** By Peter Illingworth

**Location:** What3words ///spine.bumps.skirting

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**Viewing:** Strictly by appointment through the agents  
Pickering Office, Champley's Mews, Market Place, Pickering, YO18 7AE. Tel: 01751 475557



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