

Peter
illingworth
ESTATE AGENTS

101, Westgate, Pickering, YO18 8BB
Price Guide £245,000

www.peterillingworth.co.uk

A well presented Grade II listed stone mid-terraced, three bedroom period cottage, with gas fired central heating, gas fired coal effect stove to the sitting room as well as the dining room, making this into a charming home, situated within the towns Conservation Area.

Accommodation briefly comprises: Front entrance lobby, entrance hall, sitting room, dining room, fitted kitchen, utility area and house bathroom. First floor: landing and three bedrooms.

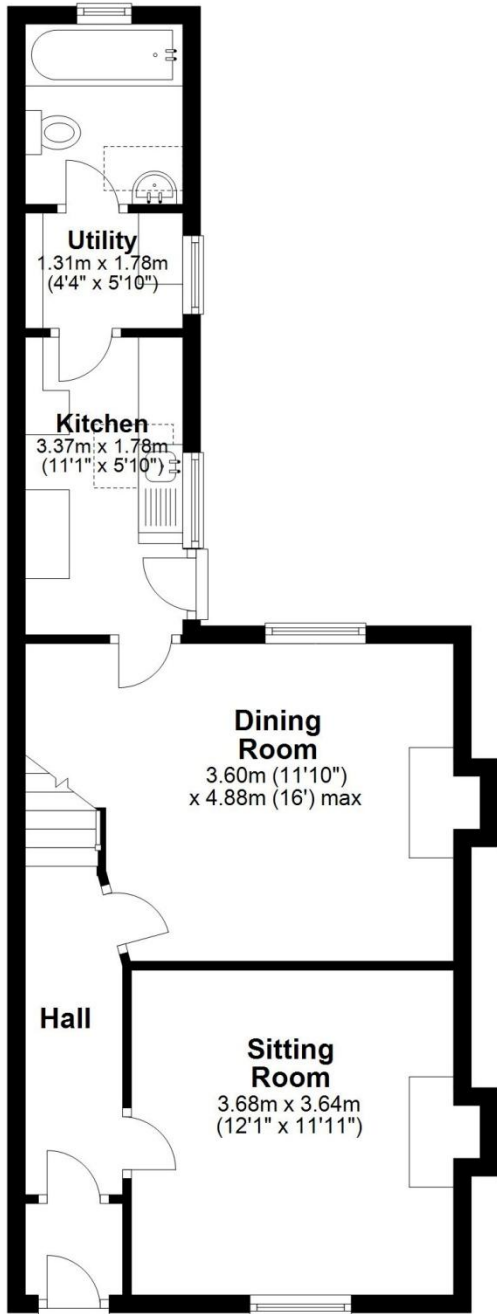
Cottage style rear garden with steps leading to patio, lawned garden, flower beds, garden shed and car standing area with access from Teal Lane.

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. 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.



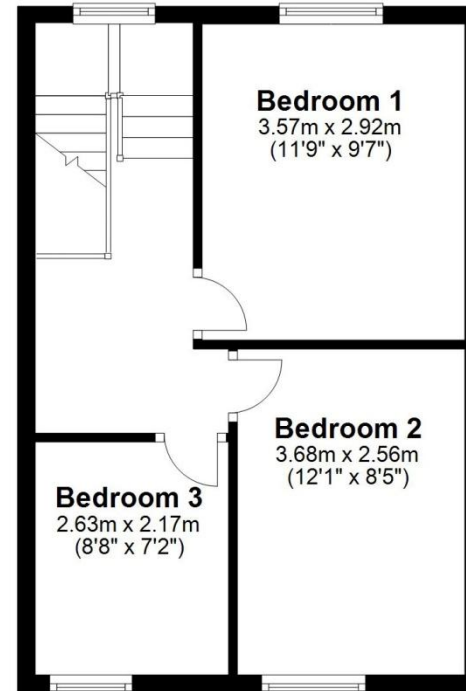
Ground Floor

Approx. 47.9 sq. metres (515.8 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



Total area: approx. 83.3 sq. metres (897.1 sq. feet)
101 Westgate, Pickering

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 C

EPC Rating: Band C

Note: The property has the benefit of a vehicular right of way from Teal Lane to the car standing area at the rear of the property.

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Satellite/Fibre TV Availability, BT and Sky

Mobile Coverage: EE, Vodafone, Three, O2

Photography: By Peter Illingworth

Location: What3words ///sobs.presented.gears

Need to sell your own property? Contact Peter Illingworth on 01751 475557 for no-obligation advice.

Need advice on buying through another agent?

Contact Peter Illingworth on 01751 475557 to discuss how we can give you the comfort of many years of our expertise, in representing clients in the purchase of their next home.

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



www.peterillingworth.co.uk

16 Market Place, Kirkbymoorside, York, YO62 6DA
T. 01751 431107
E. kirkbymoorside@peterillingworth.co.uk

Champley's Mews, Market Place, Pickering, North Yorkshire, YO18 7AE
T. 01751 475557
E. pickering@peterillingworth.co.uk

41-43, Maddox Street, London, W15 2PD
T. 08701 127 099
E. info@mayfairoffice.co.uk W. www.mayfairoffice.co.uk

 MAYFAIR
office.co.uk

 NAEA
National Association of
Estate Agents

 TheMarket.com

 The Property
Ombudsman
Tribunal

Important Notice:

- Peter Illingworth Estate Agents for themselves and for the Vendors or Lessors of this property, whose agents they are; give notice that:
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
 - all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representatives of fact but must satisfy

- themselves, by inspection or otherwise, as to the correctness of each of them;
- no person in the employment of Peter Illingworth Estate Agents has any authority to make or give any representation or warranty given whether by Peter Illingworth Estate Agents and Associates or the Vendors or the Lessors of this property.
- It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer. The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.