



Castle Cottage, 12 Castlegate | Pickering YO18 7AX

A delightful traditional Grade II listed cottage situated to the North of Pickering town centre close to Pickering Castle. The well presented accommodation which enjoys many internal features comprises entrance porch, sitting room, dining room, kitchen and bathroom on the ground floor with two bedrooms on the first floor. Externally there is a pretty enclosed garden.

The cottage is being offered with no upward chain and internal viewing is highly recommended. Pickering is an attractive market town offering a good range of local amenities and recreational facilities.

Guide Price £200,000



12 Castlegate | Pickering



ENTRANCE PORCH

With latch door leading to sitting room.

SITTING ROOM

11'7" x 10'7" (3.53m x 3.23m)

With attractive feature fireplace with decorative tiled inset with cast iron surround, dog grate and wooden surround; two built-in cupboards to either side of the fireplace, exposed timbers to ceiling, window top front elevation with window seat, central heating radiator, latch door leading to dining room.

DINING ROOM

10'3" x 7'4" (3.12m x 2.24m)

Attractive cast iron fireplace with dog grate and decorative tiled inset with wooden surround, built-in cupboard, exposed timbers to ceiling, understairs storage cupboard, central heating radiator,

part wood panelling to walls, stairs to first floor.

KITCHEN

14'7" x 6'4" (4.45m x 1.93m)

With a range of units including 1.5 bowl sink unit set within roll edge work surfaces with mixer taps over, tiled splash-backs, wall and base units incorporating drawer compartments, four ring hob with extractor canopy over, built in oven, plumbing for automatic washing machine, central heating radiator, window to rear elevation and door to outside. Spot lighting to ceiling. Tiled flooring.

BATHROOM

Comprising panelled bath with shower unit over, pedestal wash hand basin, low flush w.c., partial wall tiling, chrome heated towel rail, spot lighting to ceiling, extractor fan, strip light and window.



FIRST FLOOR LANDING

BEDROOM ONE

11'6" x 10'5" (3.51m x 3.18m)

With window to front elevation and deep window sill, central heating radiator.

BEDROOM TWO

9'5" x 7'1" (2.87m x 2.16m)

With window to rear elevation, part wood panelling to walls. Central heating radiator.

OUTSIDE

A gravelled pathway leads to attractive enclosed garden with well stocked borders

with flowers and shrubs, laid lawn, patio area. A garden gate leads down to Castle Rise and additional stone outbuilding.

SERVICES

Gas, water, electricity and drainage.

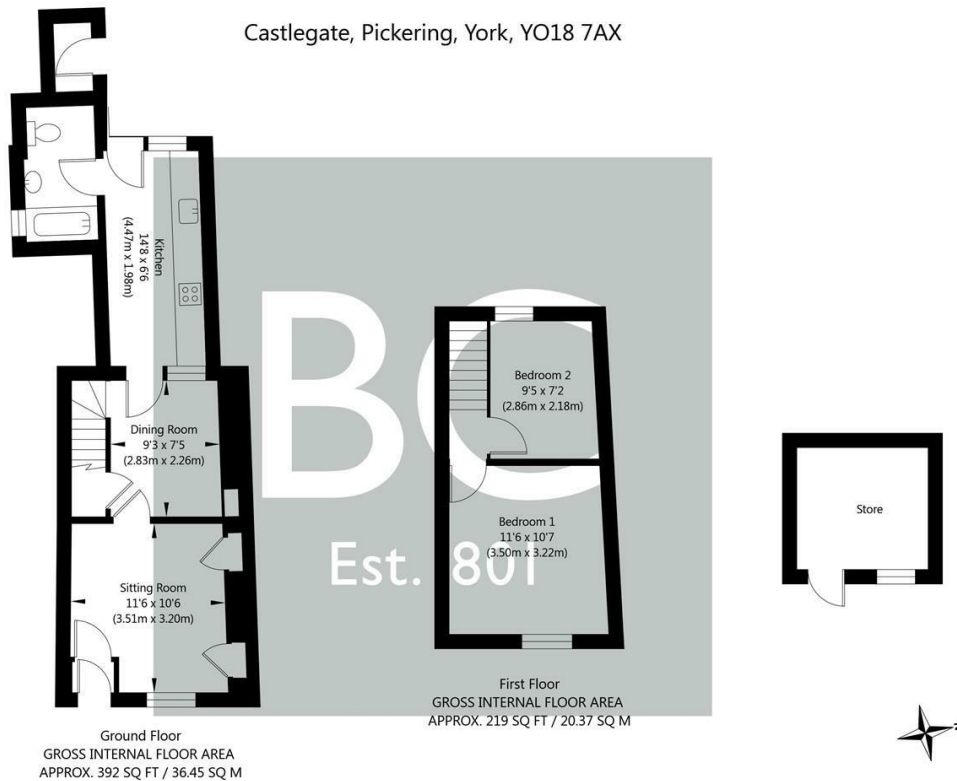
N.B.

Right of way in favour of property down path through next door garden path to shed and onto Castle Rise.



12 Castlegate | Pickering

Castlegate, Pickering, York, YO18 7AX



VIEWING

By telephone appointment with the Agents, Pickering Office. Tel: 01751 472724,

COUNCIL TAX BAND

This property is a Holiday let so is business rated.

ENERGY PERFORMANCE RATING

St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk

boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801