



## 72 Eastgate | Pickering. YO18 7DY

72, Eastgate is an attractive semi-detached stone built cottage occupying a pleasant position along this popular residential tree lined street leading out of Pickering in an Easterly direction.

The accommodation lies on three floors and enjoys the benefit of gas fired central heating and double glazing.

A particularly pleasing feature of

the property is the beautiful south facing garden which lies to the rear and in addition there is a detached stone built barn which could be used for a variety of options.

Pickering is a thriving market town lying close to the North York Moors National Park where a good range of local amenities and recreational facilities can be enjoyed.



**Guide Price £270,000**





## Entrance Porch

With door leading to sitting room and dining area.

## Sitting Room

14'5" x 11'2" (4.39m x 3.40m)

With stone fireplace with matching side plinth, hearth and mantle; central heating radiator, coving to ceiling, double glazed window to the front elevation.

## Dining Area

14'5" x 11'9" (4.39m x 3.58m)

With stone fireplace having matching side plinth, tiled hearth and wooden mantle and open dog grate; two archways to either side of chimney breast; built in cupboard, under stair storage cupboard. central heating radiator, coving to ceiling. Feature stone step leading to:

## Kitchen

7' x 10'10" (2.13m x 3.30m)

Having single drainer sink unit set within roll edge worksurfaces and mixer tap over, further wall and base units incorporating drawer compartments, tiled splash-backs, built in oven, four ring hob with extractor fan over; Two double glazed windows, two central heating radiators.

## Lobby

With built in cupboard, shelving and door to outside.

## Shower Room

Suite comprising electric shower cubicle with shower unit, wash hand basin and low flush w.c.; tiled splash-backs, double glazed window, plumbing for automatic washing machine. Central heating radiator and wall heater.





### First Floor Landing

With built in cupboard, central heating radiator. Staircase leading to second floor.

### Bedroom One

14'6" x 11'7" (4.42m x 3.53m)

Two double glazed windows to the rear elevation, central heating radiator. Fitted wardrobe with cupboards over.

### Bathroom

Suite comprising panelled bath, pedestal wash hand basin, low flush w.c. and bidet. Partial wall tiling, central heating radiator, wall heater and double glazed window.

### Second Floor Bedroom

14'5" x 15'1" (4.39m x 4.60m)

With double glazed window to side elevation and two central heating radiators. Access to roof space.

### Outside

Attractive enclosed walled garden and courtyard, well stocked mature shrubbery borders, archway with rose over, honeysuckle and seating areas.

### Detached Barn

17'1" x 13' (5.21m x 3.96m)

This has been re-roofed and has power and light. There is a stairway leading to mezzanine storage area of 6'2" x 10'3"

### Services

Gas, electricity, water and drainage.

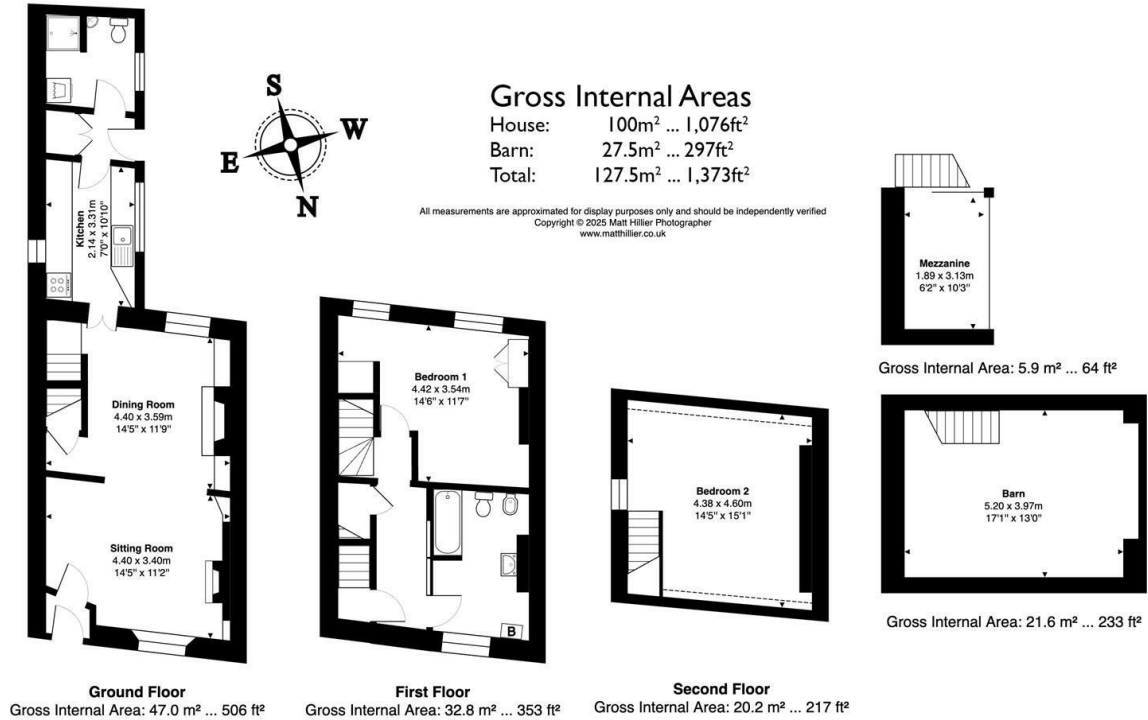
### NOTE:

There is right of way with or without wheelbarrow through the drive of Number 74 Eastgate which leads to the highway.



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## VIEWING

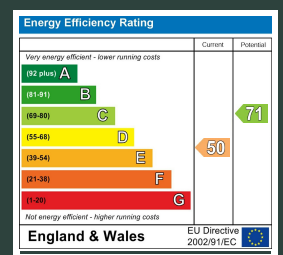
By telephone appointment with the Agents, Pickering Office. Tel: 01751 472724

## COUNCIL TAX BAND

Band C

## ENERGY PERFORMANCE RATING

E



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**BC**  
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