

# ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



## 126 EASTGATE, PICKERING, NORTH YORKSHIRE, YO18 7DW

**An interesting investment opportunity to refurbish, reconfigure or redevelop this sizeable property with an associated bungalow, flat and considerable garden**

-MAIN HOUSE-		-BUNGALOW/ANNEX-	-FLAT/ANNEX-
Two front retail units	Living Room	Sitting Room	Sitting Room
Former Commercial Kitchen	Three Bedrooms	Kitchen	Kitchen
Covered Yard	Bathroom	Double Bedroom	Bedroom
Toilet	Kitchen/Garden Room	Shower Room	Shower Room
Hard Standing Patio	Roof Terrace	Garage/Passageway	Additional Outbuildings
	Large Gardens		

**PRICE GUIDE £325,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747  
Email: rounthwaite-woodhead@btconnect.com

**www.rounthwaite-woodhead.co.uk**

## Description

Eastgate is a tree lined avenue that forms part of the road running towards the centre of Pickering from the Eastern side of the town. It is one of the older streets and as such has an assortment of property type along it; many of them being stone terraced cottages and town houses.

126 Eastgate is a property that historically has had a number of uses in its time. Once a sizeable stone under pantile roof house, it latterly had its ground floor frontage altered to become a commercial unit; most recently being both a cafe and shop. Due to this usage the configuration has been altered to have its first floor utilised as a sizeable apartment in association with the cafe. Attached to this and above the garage of the property is a separate one bedroom flat and to its rear a separate one bedroom bungalow. Beyond the buildings there is a significant rear garden.

Over more recent years the property has fallen into a state of disrepair and is now being offered for sale to a purchaser looking to convert its 'raw' potential into a restoration project. The combinations are endless but might favour an investor wanting to have some rental units for both residential and commercial incomes. Alternatively perhaps a purchaser wanting a large home with separate respective annexes for independent family members.

## General Information

**Location:** Pickering is an attractive market town situated along the A170, Thirsk to Scarborough road. It is a short drive to the east coast and to the surrounding market towns of Helmsley and Malton. Malton has a train station with regular links to the City of York and Intercity service beyond. Pickering has a active Monday Street market, a good selection of shops, schools for all ages and amenities which include doctors surgery, dentists, vets and library. There are interesting places to visit such as the Beck Isle Farming Museum, Pickering Castle, the North York Moors Steam Railway and the nearby Dalby Forest.

**Services:** Mains water and electricity are connected. Connection to mains drains.

**Council Tax:** We are awaiting confirmation from North Yorkshire Council regarding its Council Tax rating

**Tenure:** We are advised by the Vendors that the property is freehold and vacant possession will be given upon completion.

**Directions:** Where the A169 and the A170 join (roundabout along side the Forest and Vale Hotel) continue East, along the main road, A170 for a couple of hundred yards. 126 Eastgate is on the right hand side indicated by a Rounthwaite & Woodhead 'For Sale' board. Postcode: YO18 7DW

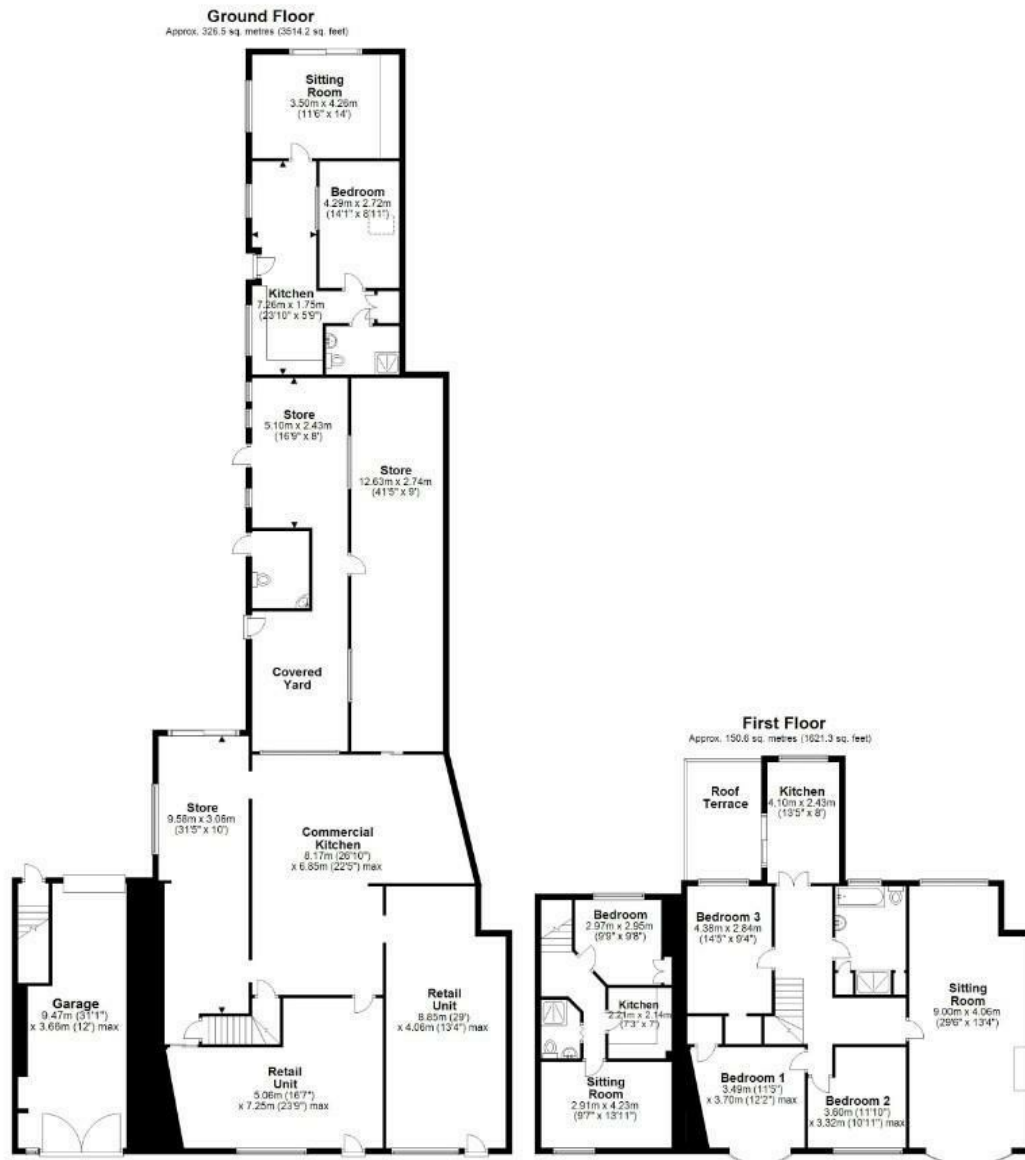
**Viewing Arrangements:** Strictly by prior appointment through the Agents:

Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034





# Accommodation



Total area: approx. 477.1 sq. metres (5135.5 sq. feet)  
**126 Eastgate, Pickering**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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