

# ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



## 4 CASTLEGATE, PICKERING, YO18 7AX

**A traditional Grade II Listed stone cottage in the heart of the town  
requiring a scheme of refurbishment**

**Sitting Room**

**Kitchen/Diner**

**Ground Floor Shower Room**

**2 Bedrooms**

**Raised Gravelled Garden**

**Garden Shed**

**Small Stone Outhouse**

**EPC Rating E**

**No Onward Chain**

**PRICE GUIDE: £140,000**

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747  
Email: rounthwaite-woodhead@btconnect.com

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

## Description

Castlegate is a street of period houses and cottages, running north off the main Market Place just a short walk for the conveniences of the town and as the name suggests, Pickering's historic castle is just up the road.

4 Castlegate comprises an appealing end terrace, stone and pantile cottage that is Grade II Listed and has been in the same family for many years. Now ready for a scheme of refurbishment, the cottage will no doubt appeal to those looking for a small project on a manageable scale.

Older features include Yorkshire sliding sash windows, cottage latch doors and beamed ceilings in the sitting room and kitchen/diner. In recent times the gas central heating boiler has been renewed as have the kitchen units.

Outside, is a raised gravelled garden with a south easterly aspect along with a useful timber framed shed and small stone outhouse. Footpath access across the rear of the adjoining cottages (Nos 1, 2 & 3) leads out onto Hatcase Lane.

## General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating.

Council Tax: We are informed by North Yorkshire Council that this property is in Band B

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

Viewing Arrangements: Strictly by prior appointment through the Agents: Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034

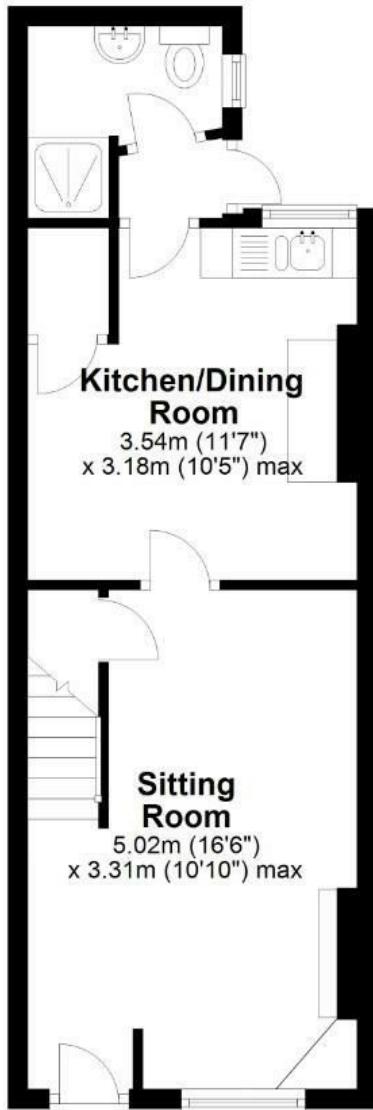
Location: Pickering is a lively market town found at the foot of the North York Moors National Park, along the A170 Thirsk to Scarborough Road. As a result there are excellent links to the East Coast and City of York where the train service runs from London to Edinburgh. Pickering has a good range of shops, a Monday street market, reputable schools for all ages and amenities including doctors surgery, dental clinics and library.



## Accommodation

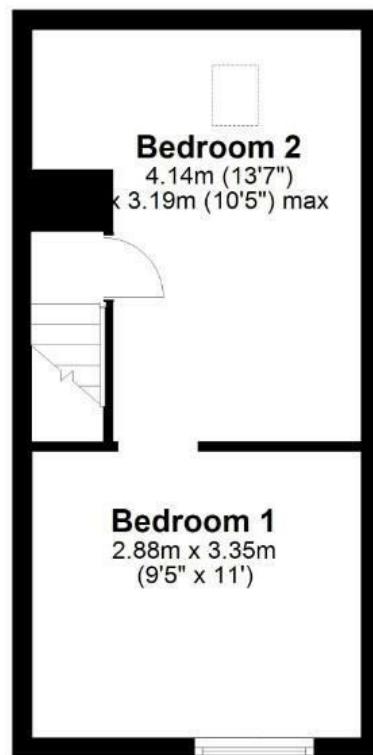
### Ground Floor

Approx. 32.6 sq. metres (351.4 sq. feet)



### First Floor

Approx. 23.6 sq. metres (253.7 sq. feet)



Total area: approx. 56.2 sq. metres (605.1 sq. feet)

**4 Castlegate, Pickering**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(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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