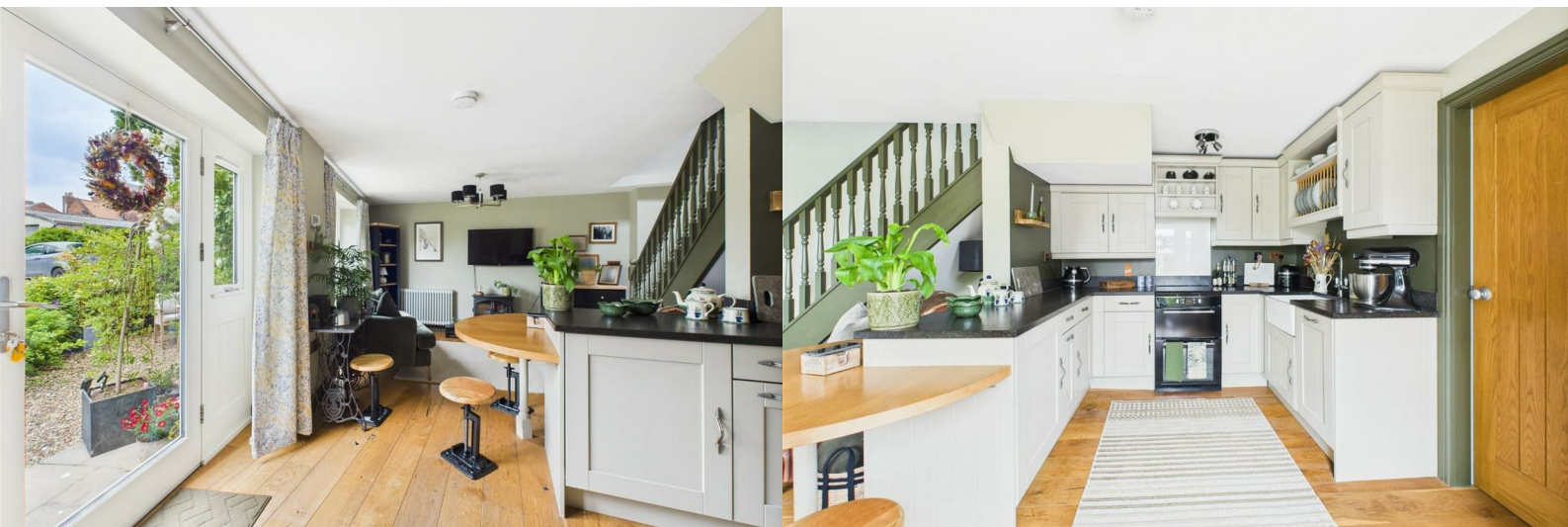




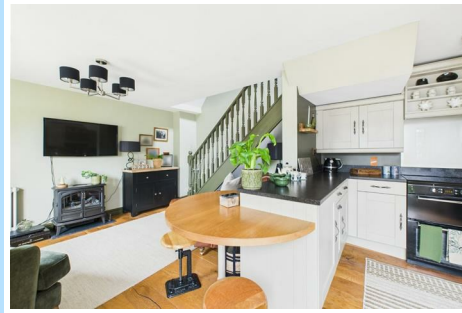
## 40b Hungate , YO18 7DG

Offers In The Region Of £230,000



# 40b Hungate , Pickering, YO18 7DG

## Offers In The Region Of £230,000



Located in the heart of the charming market town of Pickering, this gorgeous two-bedroom cottage offers a delightful blend of modern living and traditional character. As you step inside, you are welcomed by a beautifully appointed open-plan living area, perfect for both relaxation and entertaining. The design maximises space and light, creating a warm and inviting atmosphere. The cottage features a convenient ground floor bedroom complete with an ensuite bathroom, providing both comfort and privacy. This thoughtful layout is ideal for those seeking ease of access or for guests. The second bedroom, located on the upper level, offers a peaceful retreat, making it perfect for family or visitors. Outside, you will find a low-maintenance garden, allowing you to enjoy the outdoors without the burden of extensive upkeep. Additionally, the property includes parking for one vehicle, a valuable asset in this desirable location. With its prime position in Pickering, you will be just a stone's throw away from local amenities, shops, and the stunning North York Moors National Park. This cottage is not just a home; it is a lifestyle choice, offering the perfect balance of comfort, convenience, and charm. Whether you are looking to buy or rent, this property is a must-see for anyone seeking a delightful retreat in a picturesque setting.

- Stunning two bedroom stone built cottage set in the heart of Pickering
- First floor bedroom and additional house bathroom
- Allocated parking space with shed for storage
- PRICED FOR A QUICK SALE!
- Bespoke fitted hand crafted kitchen
- Delightful low maintenance front garden with seating area.
- Ground floor bedroom with en-suite
- Beautifully finished interior with carefully selected fixtures and fittings
- Viewing early advised not to miss out!

### Entrance into Open plan Kitchen/Sitting and Dining

With bespoke wooden casement double glazed windows and cottage style door overlooking the front garden. A beautifully hand crafted bespoke kitchen with integrated slimline dishwasher, fridge, electric cooker point, sink and drainer unit set within beautifully designed wall and base units. Engineered oak flooring throughout with built in wooden curved breakfast bar,. There is a cosy sitting area with TV point, traditional style radiator, staircase leading to the first floor and full length window overlooking the garden.

### Ground Floor Bedroom

A double room with traditional style radiator, oak flooring and double glazed bespoke window to the front aspect. Door leading to the en-suite.

### En-Suite Shower Room

Contemporary suite with walk in shower cubicle with rainfall head and additional attachment, splashback to walls, low level WC, vanity hand wash basin with chrome mixer tap, heated chrome ladder towel rail, extractor fan and oak flooring.

### First Floor Landing

With skylight and doors leading to a further double bedroom and the house bathroom.

### Bedroom Two

A lovely double room with vaulted ceiling, decorative panelling to one wall, TV point, traditional style radiator, overstairs cupboard housing the gas 'combi' boiler, and double glazed bespoke window to the front aspect.

### House Bathroom

A beautifully designed house bathroom with low level WC, traditional style hand wash basin, chrome heated towel rail, roll top bath with rainfall shower above with separate attachment and glass screen, tiled flooring and double glazed wooden bespoke window to the front aspect.

### Outhouse

With plumbing for washing machine, lighting and power.

### Exterior

A well stocked, low maintenance walled garden to the front of the cottage, perfect for sitting out. There is a gate and stone built wall which enclose the property. There is also a gravelled parking area directly opposite with a useful storage shed.

Tel: 07515763622

## Services

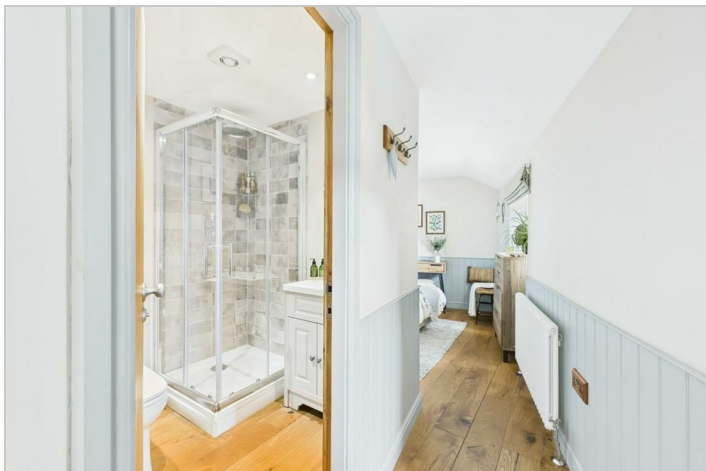
Mains connected to water, drainage, electric and gas central heating.

## Council Tax Band B

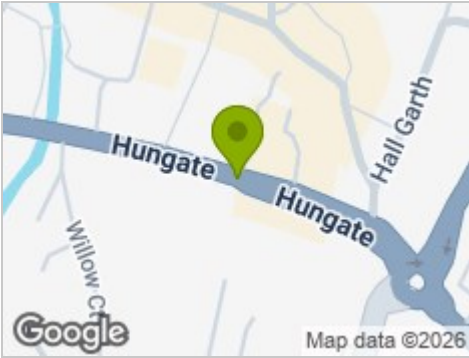
## Pickering

Pickering is a bustling and vibrant market town set on the edge of the North York Moors, and home to the North Yorkshire Moors Railway Station. This town offers plenty of shops and local amenities, as well as having a good primary and secondary schools. Situated between Scarborough, Whitby, Helmsley and a 20 minute drive to the nearby market town of Malton, which offers fantastic transport links

for commuters to York, Leeds and London via rail and bus links.



Road Map



Hybrid Map



Terrain Map



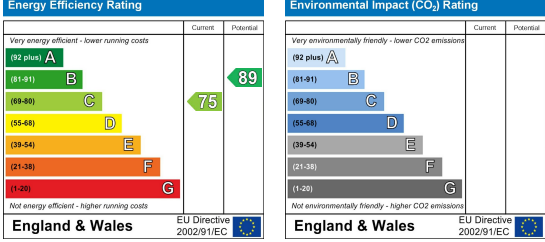
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.