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91 Westgate

Pickering, YO18 8AU

Offers In The Region Of £200,000

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Step inside this cosy, charming and truly stunning cottage, where character, warmth and timeless beauty come together to create a home you'll instantly fall in love with. Full of charm and inviting touches, this delightful cottage offers the perfect blend of comfort and character, making it a wonderful place to unwind, relax and enjoy life's simple pleasures. From its welcoming atmosphere to its picture-perfect appeal, this is more than just a house — it's a little slice of heaven to call home. With two inviting bedrooms, this property is perfect for those seeking a tranquil retreat in the heart of the North Yorkshire countryside. As you step inside, you will be greeted by an array of period features that enhance the cottage's character, creating a warm and welcoming atmosphere. The spacious living areas are designed for comfort and relaxation, making it an ideal home for families or couples alike. One of the standout features of this property is the lovely rear garden, providing a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, the convenience of parking to the rear adds to the practicality of this charming home. Currently operating as a successful Airbnb, this cottage presents an excellent opportunity for those looking to invest in a property with income potential. With no onward chain, you can move in or start your new venture without delay. This enchanting cottage in Westgate, Pickering, is not just a house; it is a place where memories can be made. Whether you are looking for a new home or an investment opportunity, this property is sure to impress. Do not miss the chance to make this charming cottage your own.

- Grade Two listed cottage
- Located in the popular market town of Pickering
- Ideal investment opportunity
- Lovely rear garden with allocated parking space
- Immaculate throughout
- Stunning period features and charm expected with a traditional cottage
- NO ONWARD CHAIN

Rear Utility Porch

Accessing the property from the rear of the property, via a covered side porch with electric outside lighting and wood glazed door.

Inner Lobby

With stone floor, radiator and stairs leading to the first floor. Pine cottage style doors.

Downstairs Bathroom

Fully tiled walls, panel bath with Gainsborough shower over, vanity sink unit with mixer tap, low flush WC and wood framed double glazed window to the rear aspect, extractor fan and radiator.

Kitchen/Breakfast Room

Double glazed rear aspect window looking in to the porch, tiled window board, feature fireplace surround housing the freestanding gas oven, Belfast sink unit, range of bespoke kitchen cabinets and fitted basket racks, plumbing for a washing machine, matching wall mounted glass fronted cabinets and fitted sideboard. Oak stripped flooring and radiator.

Sitting Room

Front aspect Yorkshire sliding sash window with secondary glazing, pine window board and wooden front door. Large open fireplace with a cast iron gas burner set in a stone surround and tiled hearth. Oak stripped flooring, two pine fronted cupboards and radiator.

Bedroom One

Front aspect sash window with secondary glazing, window board, original Cherry wood flooring, Georgian cast iron feature fireplace with basket grate and radiator.

Bedroom Two

Rear aspect window with secondary glazing, radiator, exposed pine board flooring, recessed boiler cupboard with modern 'Worcester' gas fired combi boiler.

Services

Mains connected to water, drainage, electric and gas.

Exterior

The garden has a raised area with stone flagged patio and mature shrubs, garden shed with light and power. Outhouse used as a bike store. Outside tap. There is a also an allocated parking space.

Tel: 07515763622

Location

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.

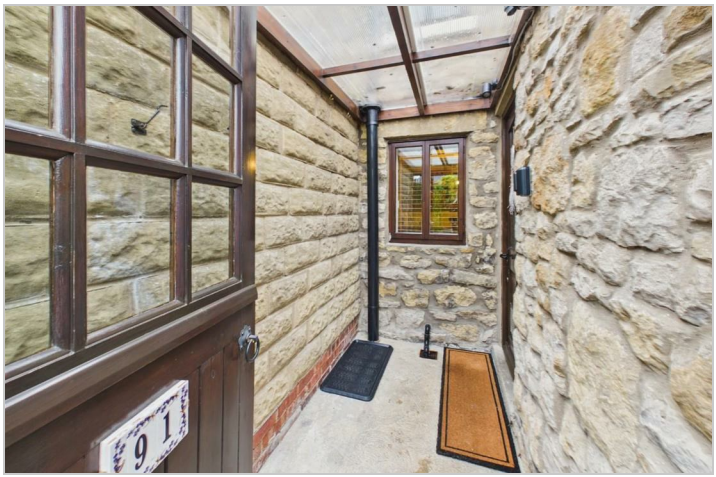
AML Checks

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out identity checks on all purchasers. A charge of £23.50 (plus VAT) per person will be payable to cover the cost of these checks. This fee is non-refundable and is payable upon acceptance of an offer.













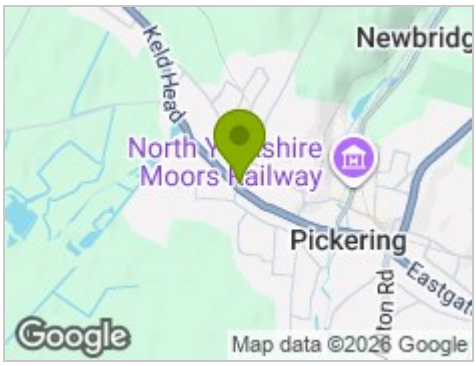
Road Map



Hybrid Map



Terrain Map



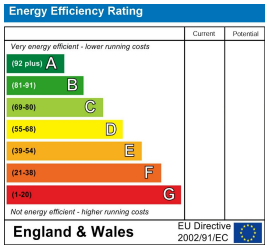
Floor Plan

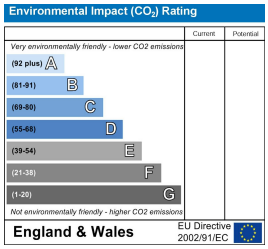


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.