

125, Eastgate, Pickering, North Yorkshire, YO18 7DW Guide price £182,500

Welcome to 125 Eastgate, a charming three-storey stone cottage in the heart of Pickering. Brimming with character and beautifully presented, this inviting home combines traditional features with modern touches, making it the perfect choice for first-time buyers, downsizers or those seeking a stylish weekend retreat in this much-loved market town on the edge of the North York Moors.

The living room sets the tone with its exposed beams, tongue-and-groove panelling, and feature radiator, creating a warm and welcoming space full of period character. The shaker-style kitchen is well designed, complete with timber worktops, metro tiling, integrated dishwasher, oven, and spotlights, striking a perfect balance between practicality and charm.

On the first floor, you'll find a generous four-piece bathroom suite with a separate shower and contemporary finishes, alongside the first of two bedrooms, complete with built-in wardrobes. A further bedroom is located on the top floor, enjoying a light and airy feel with views over the town's rooftops.

Externally, the property offers a low-maintenance rear yard with a seating area, providing a private spot for morning coffee or evening relaxation.

Perfectly situated within easy walking distance of Pickering's independent shops, cafés, and historic attractions, and with excellent access to the North York Moors National Park and the Yorkshire Coast, this stone cottage offers both convenience and lifestyle appeal.

125 Eastgate is a delightful home filled with character and charm, ideal as a permanent residence, holiday home, or investment opportunity.



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | 75 |
| (55-68) D | |
| (39-54) E | 54 |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC | |
| England & Wales | |
| Environmental Impact (CO ₂) Rating | |
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | 72 |
| (55-68) D | |
| (39-54) E | 51 |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | |
| England & Wales | |

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

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Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

LOCATION

The property lies in Pickering on the edge of the North York Moors National Park, and is close to the town centre with all the local amenities you could need close to hand. There are shops, cafes, a regular market, library and excellent tourist attractions including a museum and the incredibly popular North York Moors Railway, which runs daily heritage steam and diesel services from Pickering to Whitby through the heart of the national park. Lying on the crossing point of the A169/A170, Pickering occupies a central location in the area, with excellent access to the moors, coast and Yorkshire Wolds, including the neighbouring market town - and Yorkshire's food capital – Malton.

SITTING/DINING ROOM

11'2" x 14'11" max (3.42 x 4.56 max)
Double glazed wooden window to front aspect, window seat, column radiator, blocked up fireplace (can be reinstated) with gas connection point, tongue and groove panelling, dado rail, exposed beams, power points, TV point, storage cupboard for consumer unit.

KITCHEN

5'6" x 11'3" (1.70 x 3.45)
Glazed external door to courtyard, lino flooring, power points, fitted wall and base units, roll top work surfaces, integrated fridge, integrated electric oven and hob, extractor hood and fan, stainless steel 1.5 sink and drainer unit, under-stairs cupboard.

FIRST FLOOR LANDING

3'3" x 6'6" (1.00 x 1.99)
Stairs from ground floor, stairs to second floor.

MASTER BEDROOM

9'11" x 9'9" (3.04 x 2.98)
Double glazed wooden window to front aspect, radiator, power points, TV point.

BATHROOM

5'7" x 7'6" (1.71 x 2.29)
Double glazed wooden window to rear aspect, white four-piece suite including separate walk-in shower, bath, W.C. and basin, tiled flooring, tiled walls, wall-mounted heated towel rail.

SECOND FLOOR LANDING

3'2" x 6'9" (0.97 x 2.07)
Storage cupboard, Worcester combi boiler.

BEDROOM TWO

9'11" x 9'9" (3.04 x 2.98)
Double glazed wooden window to front aspect, radiator, power points, telephone point, built-in storage.

GARDEN

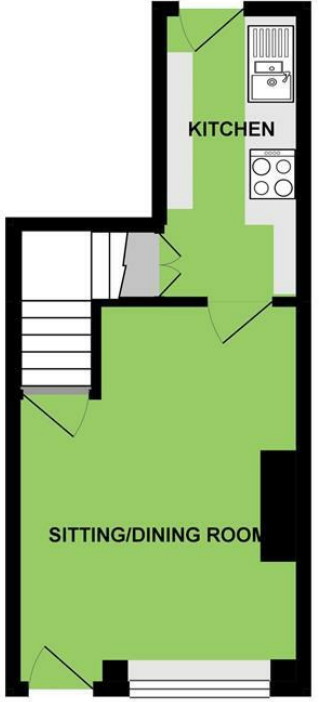
Enclosed private rear courtyard garden with wall boundaries and lighting.
Outside utility space includes wooden window to side aspect, power points, lighting, fitted base units, roll top work surface, stainless steel 1.0 sink and drainer unit with tiled splash back, space for washing machine, tumble drier and fridge/freezer.

EPC RATING E

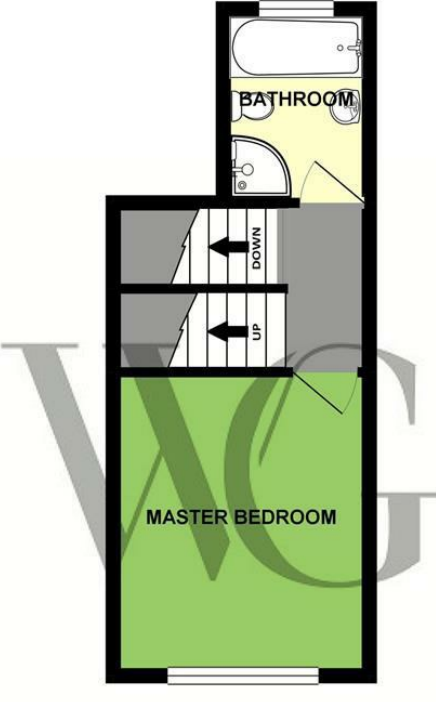
COUNCIL TAX BAND B



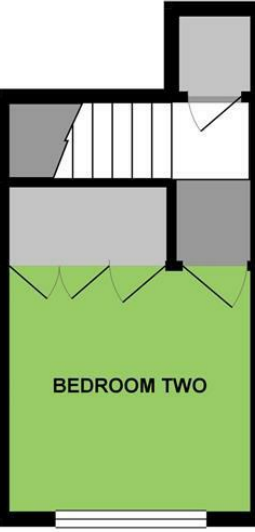
GROUND FLOOR 23.01 sq. m.
(247.70 sq. ft.)



1ST FLOOR 20.73 sq. m.
(223.14 sq. ft.)



2ND FLOOR 16.07 sq. m.
(173.00 sq. ft.)



TOTAL FLOOR AREA : 59.81 sq. m. (643.84 sq. ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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