

Peter
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ESTATE AGENTS

5, Southfield View, Southgate, Pickering, YO18 8BT
Price Guide £167,000

www.peterillingworth.co.uk

Certainly a project, however with great scope and with the appropriate improvements this property could make a lovely family home, situated close to town centre amenities.

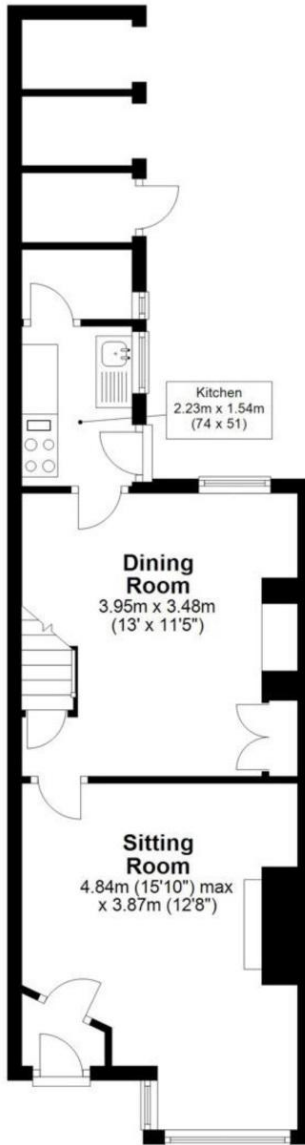
Accommodation briefly comprises: Front entrance lobby, sitting room with stove, dining room with stove, kitchen. First floor: Landing, 2 bedrooms and bathroom. Second floor: Third bedroom. Externally: Attached Outbuildings (dilapidated). Hard landscaped front garden and to the rear a generous enclosed garden area with capped off well.

Pickering is a small market town on the southern boundary of the North York Moors National Park, which offers unlimited scope for outdoor activities in beautiful, unspoilt landscapes. The town has good schooling, a swimming pool, leisure centre and local shopping. The arts are catered for at the Memorial Hall and Kirk Theatre and the North York Moors Steam Railway is a considerable tourist attraction. Malton is some eight miles distant, with its railway station and link to the main line network, Scarborough and the coast approximately 17 miles and York 26 miles.



Ground Floor

Approx. 37.5 sq. metres (403.5 sq. feet)



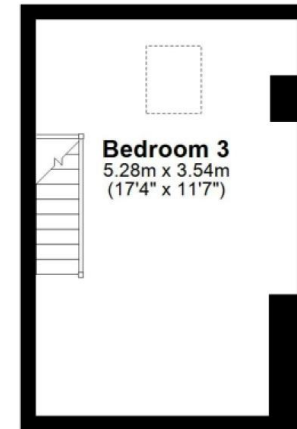
First Floor

Approx. 34.2 sq. metres (367.7 sq. feet)



Second Floor

Approx. 18.4 sq. metres (197.7 sq. feet)



Total area: approx. 90.0 sq. metres (969.0 sq. feet)

5 Southfield View, Pickering

For illustration purposes only not to scale





Tenure: We understand the property to be freehold.
Vacant possession will be given on completion.

Services: Mains water, drainage, electricity are laid on.
Gas to the property but has been disconnected.

Property Tax: Band B

Energy Performance Certificate: Band G

Photography: By Peter Illingworth

Location: What3words ///sailing fish.roost

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Viewing: Strictly by appointment through the agents
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