

Peter
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ESTATE AGENTS



**35, HUNGATE, PICKERING
NORTH YORKSHIRE, YO18 7DG**

www.peterillingworth.co.uk

Price Guide £485,000

An excellent opportunity to acquire a highly individual five bedroom double fronted Grade II listed property in the centre of Pickering. Comprising three storeys, the accommodation offers a wealth of charm and character with some lovely original features and beautiful fireplaces in the two reception rooms and two of the bedrooms.

Internally the property comprises: Impressive front entrance hall, sitting room, dining room, spacious living kitchen/breakfast area, utility room, cloakroom and a good sized cellar. First floor: Galleried landing, four bedrooms, two with en-suites and house bathroom, second floor attic room: comprising large double bedroom, en-suite bathroom with roll top bath and study. .

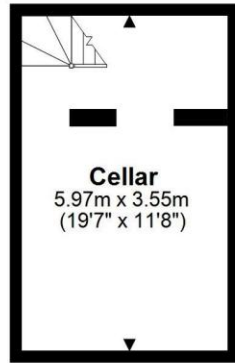
Externally the property has a secure enclosed garden with patio, lawn and mature trees. The property has a drive for parking several cars.

Pickering is a popular ancient market town with a good range of local amenities and is home to the North York Moors Railway. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable. The North York Moors National Park and the Great Dalby Forest are located close by.



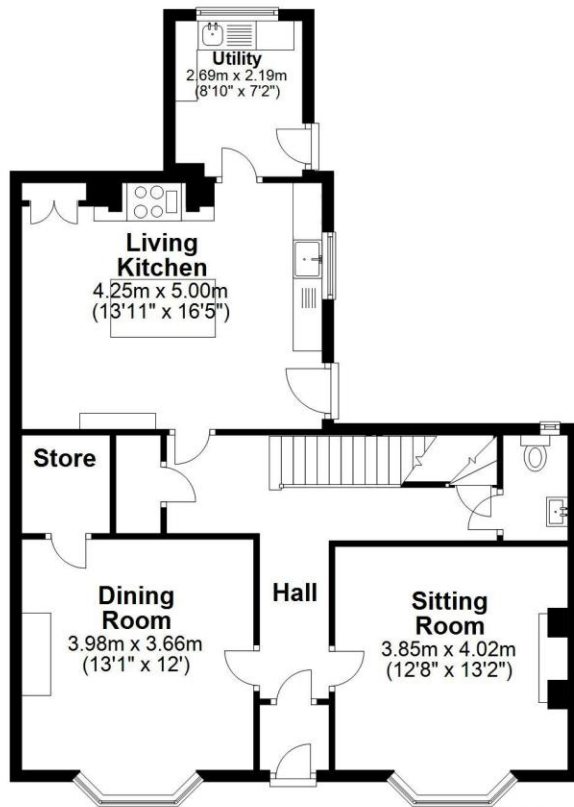
Cellar

Approx. 20.5 sq. metres (220.5 sq. feet)



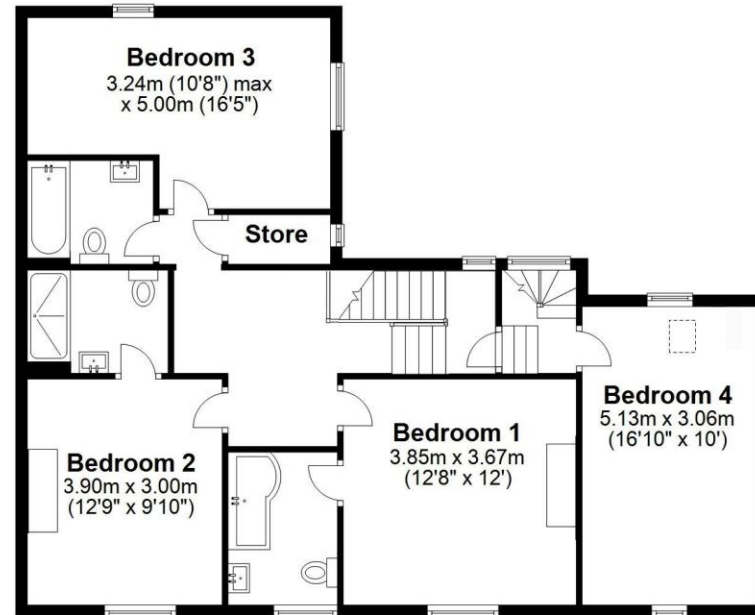
Ground Floor

Approx. 82.2 sq. metres (884.9 sq. feet)



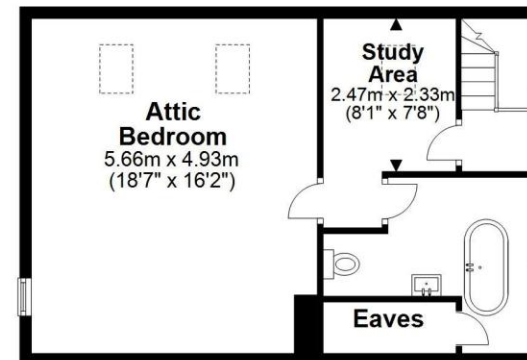
First Floor

Approx. 93.3 sq. metres (1004.4 sq. feet)



Second Floor

Approx. 50.0 sq. metres (538.6 sq. feet)



Total area: approx. 246.0 sq. metres (2648.4 sq. feet)

35 Hungate, Pickering

Not to scale for identification purposes only





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

Notes: There is vehicular right of way over the drive to a parking area to the rear of the property to a private parking area in the ownership of a property facing on to the market place and the property is situated in the towns Conservation Area.

Previous owners successfully ran the property as a holiday home and B & B

Services: Mains water, drainage, gas and electricity are laid on.

Property Tax: E

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Need advice on buying through another agent? Contact Peter Illingworth on 01751 475557 to discuss how we can give you the comfort of many years of our expertise, in representing clients in the purchase of their next home.

Viewing: Strictly by appointment through the agents Pickering Office, Champley's Mews, Market Place, Pickering, YO18 7AE. Tel: 01751 475557



www.peterillingworth.co.uk

16 Market Place, Kirkbymoorside, York, YO62 6DA
T. 01751 431107
E. kirkbymoorside@peterillingworth.co.uk

Champley's Mews, Market Place, Pickering, North Yorkshire, YO18 7AE
T. 01751 475557
E. pickering@peterillingworth.co.uk

Cashel House, 15 Thyer Street, London W1U 3JT
T. 0870 1127099
E. info@mayfair.co.uk W. www.mayfairoffice.co.uk

 MAYFAIR
office.co.uk

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