

Peter
illingworth
ESTATE AGENTS

**6 Goslipgate, Pickering,
North Yorkshire, YO18 8DQ
Price Guide £215,000**

www.peterillingworth.co.uk

A much cherished three bedroom, gas fired centrally heated, sealed unit double glazed terraced house providing a country feel. The property is entered through a front entrance lobby giving access to the sitting room with staircase off.

The sitting room has the benefit of a log burning stove and lovely view into the front garden. The modern kitchen/dining area offers light airy accommodation. On the first floor: from the landing the three bedrooms are approached as well as the bathroom suite.

An impressive long narrow extensive lawned rear garden with patio and outbuilding, well stocked beds, summer house, garage 27'8" depth and car standing area that is approached by a right of way from Vivis Lane.

Pickering has a wide range of local amenities and is ideally located to enjoy the North York Moors National Park and the Great Dalby Forest. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.





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

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

Property Tax: Band B

Energy Performance Rating: Band C

Location: [What3words:///coconut.soulful.dragonfly](https://www.what3words.com/what3words/coconut.soulful.dragonfly)

Photography: By Peter Illingworth

Need to sell your own property? Contact Peter Illingworth on 01751 475557 for no-obligation advice.

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

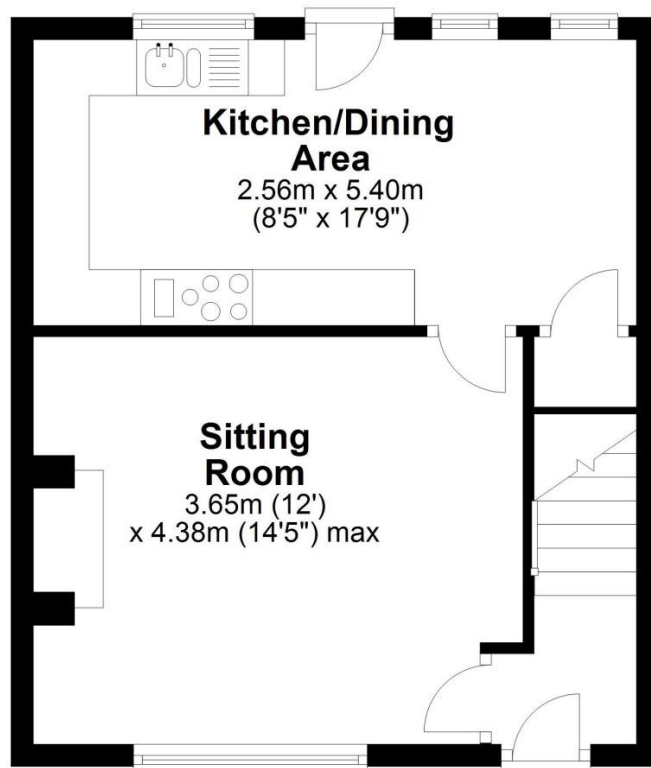
Viewing: Strictly by appointment through the agents Pickering Office, Champley's Mews, Market Place, Pickering, YO18 7AE. Tel: 01751 475557





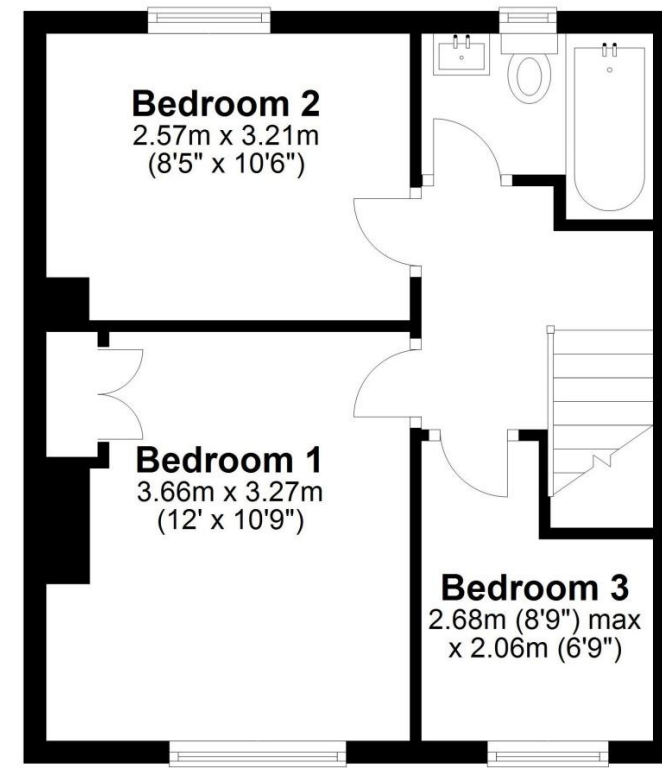
Ground Floor

Approx. 34.1 sq. metres (366.8 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.1 sq. feet)



Total area: approx. 68.2 sq. metres (733.9 sq. feet)

6 Goslipgate, Pickering

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

www.peterillingworth.co.uk

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



Important Notice:

Peter Illingworth Estate Agents for themselves and for the Vendors or Lessors of this property, whose agents they are; give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representatives of fact but must satisfy themselves,

by inspection or otherwise, as to the correctness of each of them;

- iii) no person in the employment of Peter Illingworth Estate Agents has any authority to make or give any representation or warranty given whether by Peter Illingworth Estate Agents and Associates or the Vendors or the Lessors of this property.

It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer. The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.