



Peter
illingworth
ESTATE AGENTS

138, Westgate, Pickering, YO18 8BB
Price Guide £299,950

www.peterillingworth.co.uk

A well presented semi detached, three storey, four bedroom town house, with gas fired central heating, wood burning stoves to both sitting room and dining room, making this into a very comfortable family home, situated within the towns Conservation Area.

Accommodation briefly comprises: Front entrance hall, sitting room, dining room, fitted kitchen, and ground floor shower room.

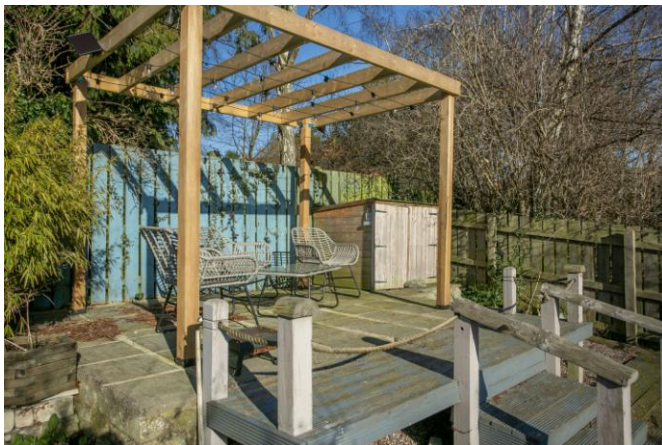
First floor: Landing, three bedrooms and house bathroom.

Second floor: Bedroom 4.

Externally: Attached outbuilding currently used as utility room.

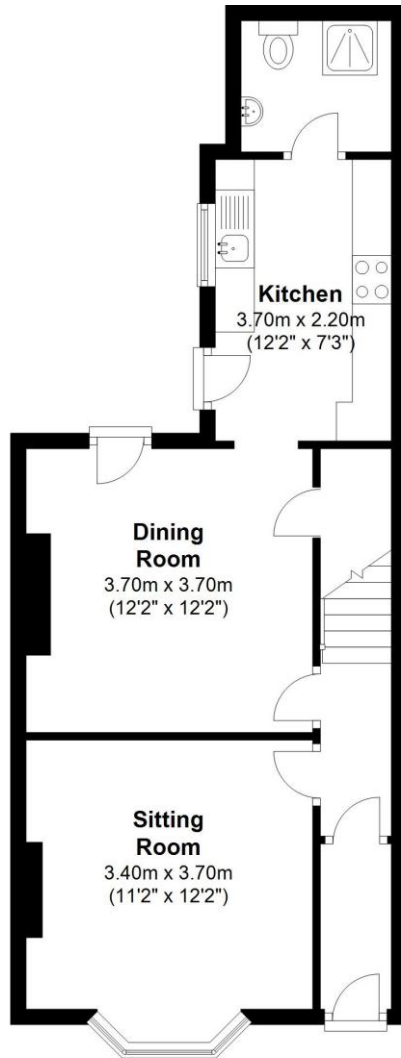
Extensive narrow rear garden with steps leading from the patio, with three separate garden areas beyond, including an elevated timber decked and stone paved sitting out area beneath a pagola.

Pickering is the home to the North York Moors Railway and is ideally located to enjoy the North York Moors National Park as well as the Great Dalby Forest. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



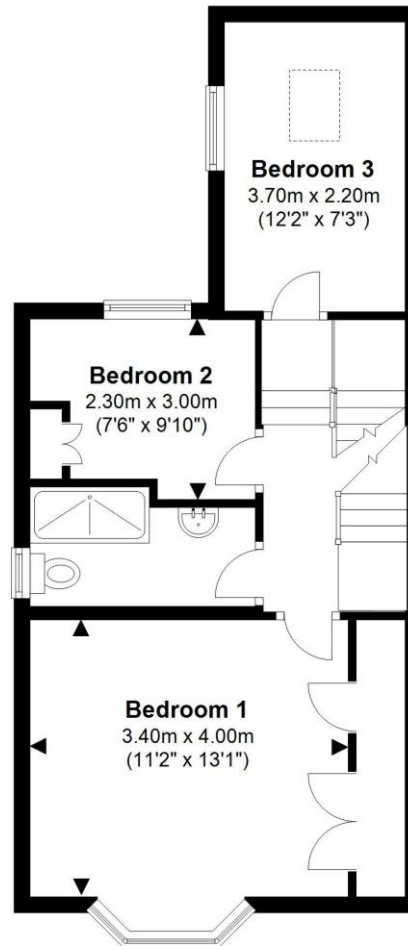
Ground Floor

Approx. 45.0 sq. metres (484.0 sq. feet)



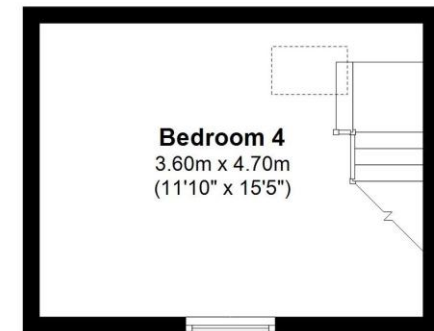
First Floor

Approx. 43.3 sq. metres (465.6 sq. feet)



Second Floor

Approx. 14.8 sq. metres (159.7 sq. feet)



Total area: approx. 103.1 sq. metres (1109.3 sq. feet)

138 Westgate, 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, gas and electricity are laid on.

Property Tax: Band C

EPC Rating: Band E

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Satellite/Fibre TV Availability, BT and Sky

Mobile Coverage: EE, Vodafone, Three, O2

Photography: By Peter Illingworth

Location: What3words ///uphold.thudding.glee

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Viewing: Strictly by appointment through the agents
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