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ESTATE AGENTS



Rose Cottage, Middleton, Pickering, YO18 8PB
Price Guide £450,000

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A picturesque three bedroom detached, gas fired centrally heated, double glazed cottage with beamed ceilings, occupying a corner plot situated within the Middleton Conservation Area. The existing owners have considerably improved and cherished this lovely property, with delightful well maintained gardens, summer house, two stone outbuildings, a crawl storage area and a generous car standing area.

Accommodation briefly comprises:

Ground floor: Front entrance porch, dining hall, sitting room, fitted kitchen, utility room, rear entrance passage and porch.

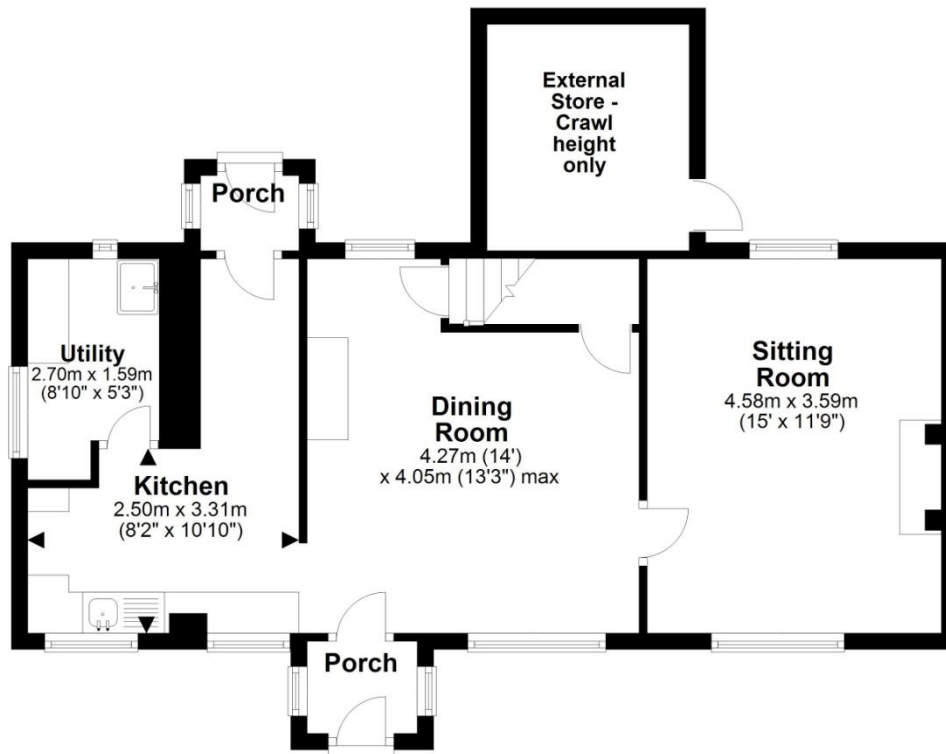
First floor: Landing, principal bedroom, en-suite shower room, two further bedrooms and house bathroom.

Middleton is situated between the ancient market towns of Pickering and Kirkbymoorside, yet within easy reach of Helmsley and Malton, with the ancient city of York and the coastal resorts of Scarborough and Whitby being commutable. The renowned North York Moors National Park and the Great Dalby Forest are located close by.



Ground Floor

Approx. 61.0 sq. metres (656.8 sq. feet)

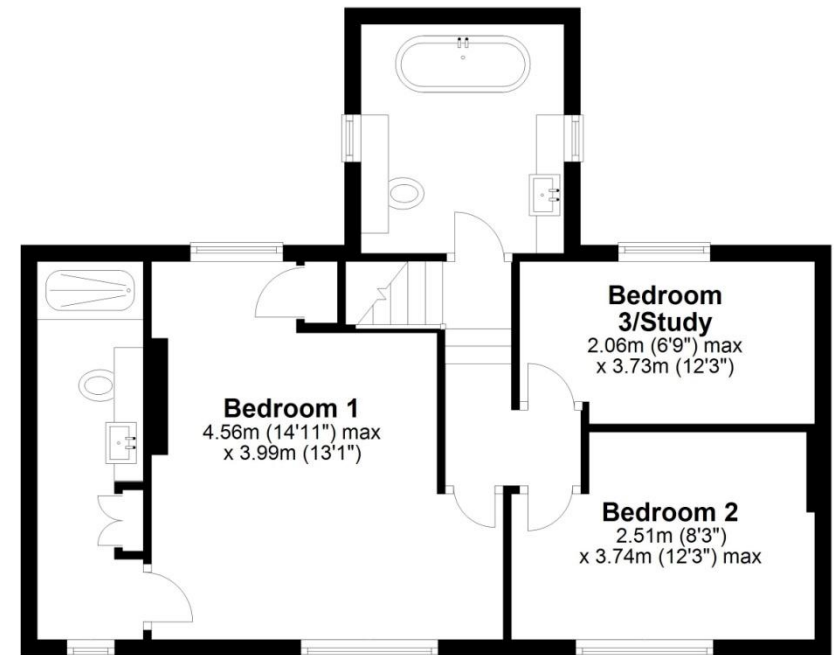


Total area: approx. 111.0 sq. metres (1195.3 sq. feet)

Rose Cottage, Middleton

First Floor

Approx. 50.0 sq. metres (538.5 sq. feet)



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 E

EPC Rating: Band D

Broadband: Basic 4 Mbps, Superfast 43Mbps

Satellite/Fibre TV Availability, BT and Sky

Mobile Coverage: EE, Vodafone, Three, O2

Photography: By Peter Illingworth

Location: What3words ///rival.delight.ownership

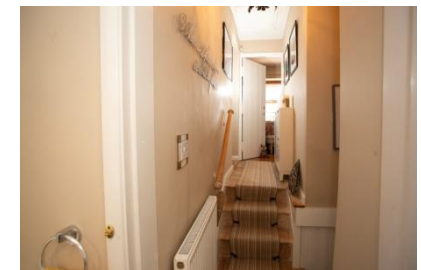
Flood Risk: Low

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

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Viewing: Strictly by appointment through the agents
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