

Peter
illingworth
ESTATE AGENTS



Rose Cottage, Middleton, Pickering, YO18 8PB
Price Guide £470,000

www.peterillingworth.co.uk

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.

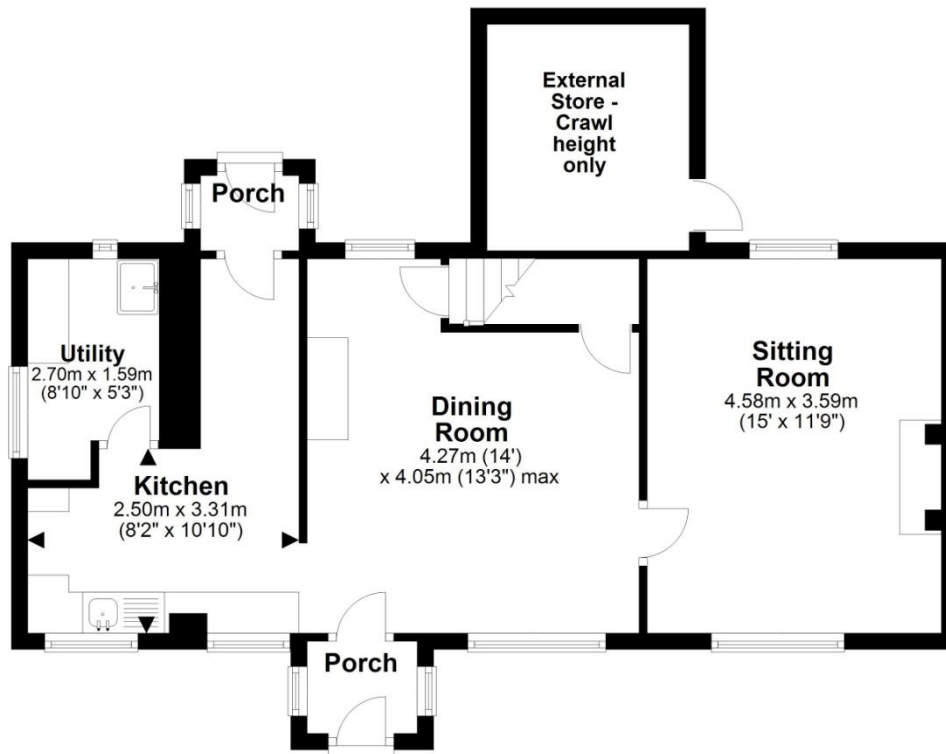
First floor: Landing, principal bedroom, en-suite shower room, two further bedrooms and house bathroom.

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)

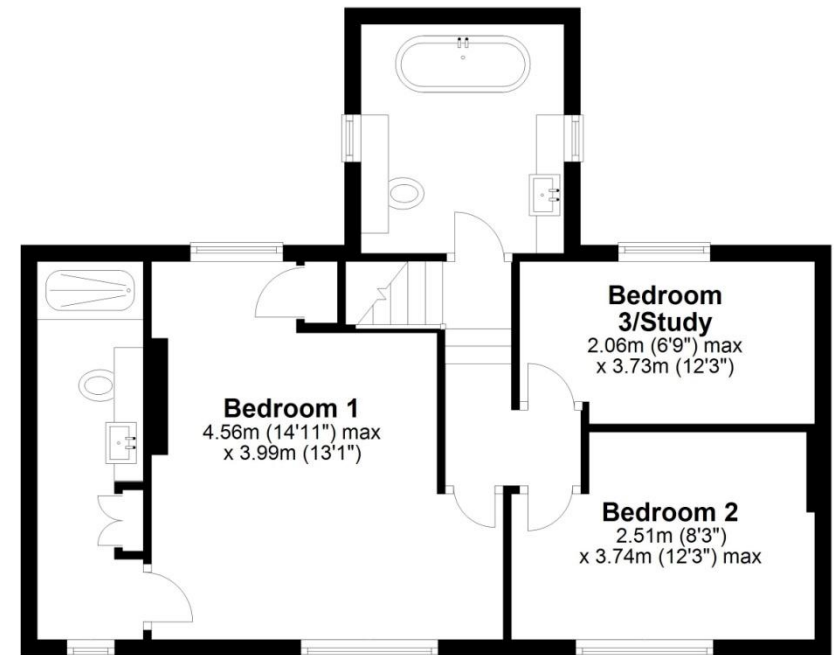


Total area: approx. 111.0 sq. metres (1195.3 sq. feet)

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

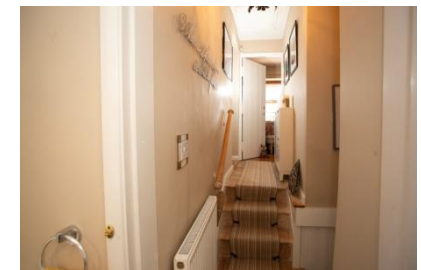
Flood Risk: Low

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.

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



www.peterillingworth.co.uk

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

41-43, Maddox Street, London, W15 2PD
T. 08701 127 099
E. info@mayfairoffice.co.uk **W.**
www.mayfairoffice.co.uk

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

Malton Hub,
North Yorkshire, YO18 7AE
T. 01751 475557
E. maltonhub@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:

- 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;
- 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;

- 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.

