

Eden Cottage, Main Street, Middleton YO18 8PA
Price Guide £199,000

A two bedroom, gas fired centrally heated Yorkshire Cottage situated within the rural village of Middleton only a short distance from the ancient market town of Pickering. The property offers comfortable accommodation with beamed ceilings, wood burning stove to the sitting room/dining area, cottage style doors with latches. Externally enclosed patio area to the rear of the property, with a lawned garden area with shed and car standing area for two cars, located on the other side of the footway leading to the neighbouring property.

Accommodation briefly comprises:

Ground floor: Front entrance lobby, sitting room/dining area, kitchen and utility room.

First floor: Landing, two bedrooms and bathroom.

Pickering is located close by and is a small market town on the southern boundary of the North York Moors National Park, which offers unlimited scope for outdoor activities in beautiful, unspoilt landscapes. The town has good schooling, a swimming pool, leisure centre and local shopping. The arts are catered for at the Memorial Hall and Kirk Theatre. The North York Moors Steam Railway is a considerable tourist attraction as well as the Great Dalby Forest. The ancient city of York and market towns of Kirkbymoorside, Helmsley and Malton are within an easy drive. The coastal resorts of Scarborough and Whitby and the renowned North York Moors National Park are ideally located to enjoy days out.



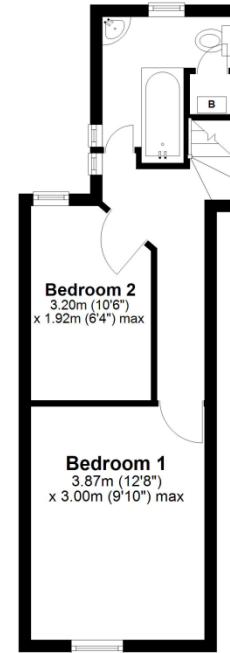
Ground Floor

Approx. 31.7 sq. metres (341.6 sq. feet)



First Floor

Approx. 27.4 sq. metres (295.1 sq. feet)



Total area: approx. 59.2 sq. metres (636.7 sq. feet)

Eden Cottage, Middleton

For illustration purposes only not to scale





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

Note: from the enclosed rear patio there is a right of way to a further garden area, garden shed and car standing for two cars.

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

Property Tax: Band B

EPC Rating: Band D

Broadband: Basic 11 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Satellite/Fibre TV Availability: BT, Sky and Virgin

Mobile Coverage: EE, Vodafone, Three, and O2

Photography: By Peter Illingworth

Location: What3words:///reassured.beaker.elevate

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 Kirkbymoorside, 16 Market Place, Kirkbymoorside, York. Tel: 01751 475557



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