



**MARK
STEPHENSONS**
ESTATE & LETTING AGENTS

**14 Burgate, Pickering,
YO18 7AU**

£300,000

-
- LOVELY GARDEN PLOT
 - THREE BEDROOMS
 - ALL WELL APPOINTED
 - WELL FITTED KITCHEN



TRADITIONAL STONE AND PANTILE TOWN HOUSE ONLY A SHORT WALK FROM THE TOWN CENTRE. SUPERB THREE BED ACCOMMODATION. WELL ESTABLISHED GARDEN PLOT. EXTREMELY WELL APPOINTED THROUGHOUT. ARRANGED OVER THREE FLOORS. CHARACTERFUL LOCATION IN THIS WELL REGARDED AND WELL SERVED MARKET TOWN.



GROUND FLOOR

COUNCIL TAX
Band C £1,803.40

LOCATION/DIRECTIONS

Pickering is a pleasant market town at the foot of the North York Moors National Park, offering a wide selection of shops, schools and amenities. From Pickering roundabout take the first left towards Helmsley and immediately right onto Smiddy Hill, signposted to the Castle. At the top of the hill bear left into the Market Place. At the top of the Market Place, take a right turning onto Burgate where the property can be found on the right hand side.

SERVICES

All mains services are connected to this property.

GROUND FLOOR

VESTIBULE

Inner door to:-

HALLWAY

Radiator, stairs off to the first floor.

LOUNGE

11' 3" x 11' (3.43m x 3.35m)

Sash front window, open working fire in a traditional style surround. Semi divided



with:-

DINING ROOM

10' 11" x 10' 5" (3.33m x 3.18m)

Under stairs cupboard, rear window with radiator under.

KITCHEN

20' 4" x 6' 11" (6.2m x 2.11m)

Well fitted with modern base and wall units. Built-in oven/hob, dishwasher and washing machine. Two side windows and side door.

FIRST FLOOR

LANDING

Generous office space (2.3m X 2.2m) with side window, stairs off to second floor.

BEDROOM ONE

13' 10" x 10' 10" (4.22m x 3.3m)

Two front sash windows, radiator.

BATHROOM

Heritage suite including bath with feet plus separate shower cubicle. Rear window, heated towel rail, door into:-

STORE/BOILER ROOM

Rear window, Worcester gas central heating boiler, built-in airing cupboard.

BEDROOM TWO

13' 2" x 7' 7" (4.01m x 2.31m)

Side window, radiator.

SECOND FLOOR

ATTIC BEDROOM

13' 8" x 12' 4" (4.17m x 3.76m)

Front dormer window with radiator under. Three built-in cupboards.

OUTSIDE

Rear yarded area from the kitchen door with gate onto a passageway leading to the back of Burgate.

Seven steps from the yarded area to a lovely garden area with traditional brick wall on one side, fenced on the other. Lawn, borders, shed and free-standing wooden summerhouse at the very bottom end.

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Approx. gross internal floor area: 1243 Sq. Ft / 115 Sq. M.



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Approximate Gross Internal Area 1216 sq ft - 113 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Floorplan

Every attempt has been made to ensure accuracy however, measurements are approximate, and for illustrative purposes only. Not to scale.