



**MARK  
STEPHENSONS**  
ESTATE & LETTING AGENTS

**36 Burgate, Pickering,  
YO18 7AU**

**£315,000**

- TASTEFUL REFURB
- GRADE II LISTED
- APPROX 1304 SQFT
- DELIGHTFUL GARDEN



Tastefully renovated town house in central location. Arranged over three floors extending to 1304 sqft approx. Lovely courtyard garden, two first floor doubles, bathroom, separate shower room, second floor bedroom/living. Excellent holiday home/investment. Chain free sale. Grade II listed.



## GROUND FLOOR

### LOCATION

A thriving market town at the foot of the North York Moors National Park, Pickering has some of the most picturesque scenery in the country on its doorstep. With the coast only 30 minutes away and the city of York, a 40 minute drive, this pretty town offers an abundance of traditional bakers, butchers and grocers alongside two supermarkets and a plethora of coffee shops and eateries. Popular with tourists, ramblers and cyclists, throughout the year, Pickering hosts a wealth of attractions and recreational facilities including The North York Moors Steam Railway, Pickering Castle and the Great Dalby Forest with its wide range of outdoor pursuits for all ages.

### COUNCIL TAX

BAND B = £1577.96 per annum

### SERVICES

All mains services are connected to this property.

### SITTING ROOM

Large front window. Front door. Open fire and surround. Walk-in under-stairs storage cupboard. Radiator. Stairs off to the first floor.

### KITCHEN

Belfast sink and cupboard below. Housing space for range-style cooker. Side window. Radiator.

### UTILITY ROOM

Ideal gas combi-boiler. Space for a washer and tumble-dryer. Small rear window.



Bay front-facing window. Radiator.

#### BATHROOM

New traditional style suite. Roll-top bath. Front sash window. Radiator.

#### BEDROOM 2

Deep walk-in cupboard. Side sash. Radiator.

#### SHOWER ROOM

New two-piece suite and walk-in cubicle. Side window. Radiator.

#### SECOND FLOOR

#### BEDROOM THREE/LIVING SPACE

Full width exposed trusses. Two secondary-glazed front windows. Two radiators.

#### OUTSIDE SPACE

Flush to the pavement at the front onto Burgate. A rear door next to the utility room leads out to the rear including a stone-flagged area with two sheds. Opening to a walled courtyard garden to flags, cobbles and raised beds.



#### FIRST FLOOR

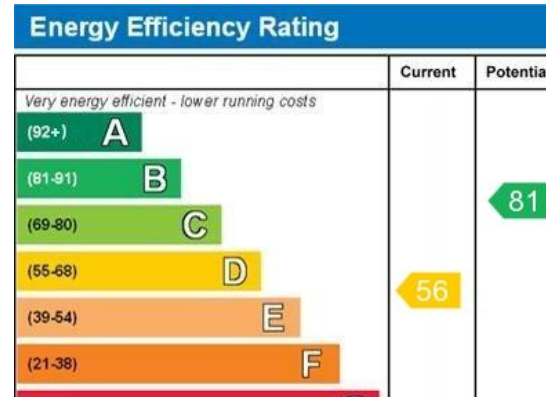
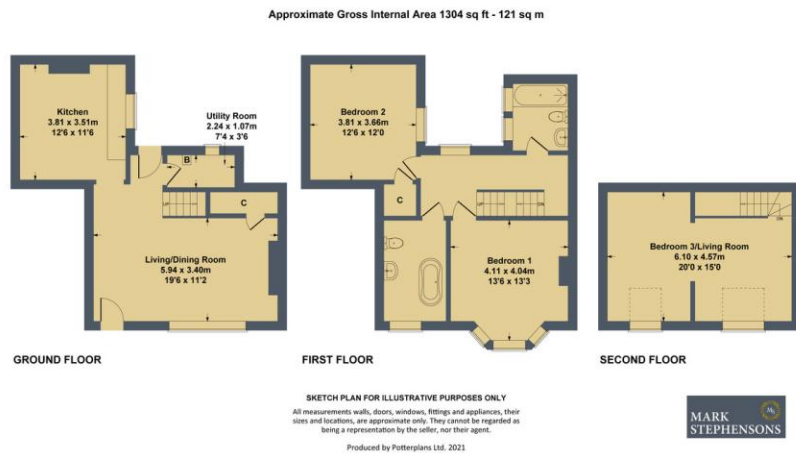
#### LANDING

Sash rear window. Staircase to second floor.

#### BEDROOM ONE

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



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## Malton Office

Yorkersgate, 13a Malton,  
North Yorkshire, YO17 7AA  
[www.markstephensons.co.uk](http://www.markstephensons.co.uk)  
[malton@markstephensons.co.uk](mailto:malton@markstephensons.co.uk)  
**01653 692500**

## Pickering Office

20 Birdgate, Pickering,  
North Yorkshire, YO18 7A1  
[www.markstephensons.co.uk](http://www.markstephensons.co.uk)  
[pickering@markstephensons.co.uk](mailto:pickering@markstephensons.co.uk)  
**01751 476900**

## Floorplan

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

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.