



5 Cawthorne Lane
Wrelton, Pickering, North Yorkshire YO18 8PQ
Guide price £195,000




WILLOWGREEN
ESTATE AGENTS

Located just outside Pickering on the edge of the North York Moors national Park, this spacious three bedroom end-terraced home in Wrelton boasts picturesque views overlooking the countryside.

5, Cawthorne Lane in Wrelton briefly comprises of; entrance hallway, two reception rooms, pantry, kitchen, utility room. To the first floor are three bedrooms and the house bathroom. Outside is laid to lawn at the front and low maintenance laid to lawn and patio area to the rear, with shed and idyllic open country views.

The property lies near Pickering, on the edge of the North York Moors National Park and is close to the town centre with all the local amenities you could need close to hand. There are shops, cafes, a regular market, library and excellent tourist attractions including a museum and the incredibly popular North York Moors Railway, which runs daily heritage steam and diesel services from Pickering to Whitby through the heart of the national park. Lying on the crossing point of the A169/A170, Pickering occupies a central location in the area, with excellent access to the moors, coast and Yorkshire Wolds, including the neighbouring market town - and Yorkshire's food capital – Malton.

EPC Rating E



ENTRANCE HALLWAY

UPVC window to front aspect, electric night storage heaters, coat hooks, telephone point, power points, stairs to first floor.

LOUNGE 11'10" x 11'8" (3.61m x 3.58m)

Window to front, shelving to alcove, TV point, log burning stove, power points.

DINING ROOM 15'1" x 11'10" (4.62m x 3.61m)

Window to rear aspect, open fire with brick surround, storage heater, power points.

PANTRY**UTILITY ROOM** 6'9" x 5'6" (2.06m x 1.68m)

Tiled flooring, storage cupboard and space for washing machine, power points.

KITCHEN 7'8" x 6'9" (2.36m x 2.08m)

Three windows to rear aspect, tiled flooring, a range of wall and base units with roll top work surfaces and tiled splash backs, sink and drainer unit, space for a fridge and cooker, power points.

FIRST FLOOR LANDING

Power points.

MASTER BEDROOM 12'9" x 10'11" (3.91m x 3.33m)

Window to front aspect, power points.

BEDROOM TWO 10'11" x 10'5" (3.33m x 3.20m)

Window to rear aspect, power points.

BEDROOM THREE 9'8" x 7'1" (2.95m x 2.18m)

Window to front aspect, power points.

HOUSE BATHROOM

Opaque UPVC window to rear aspect, storage heater, wood effect flooring, enclosed bath with mixer taps and shower attachment, low flush WC and wash hand basin with vanity unit, part tiled walls.

GARDEN

Laid to lawn garden to the front, enclosed low maintenance laid to lawn garden to rear.

SERVICES

Electric storage heaters, mains drainage.

TENURE

Freehold.

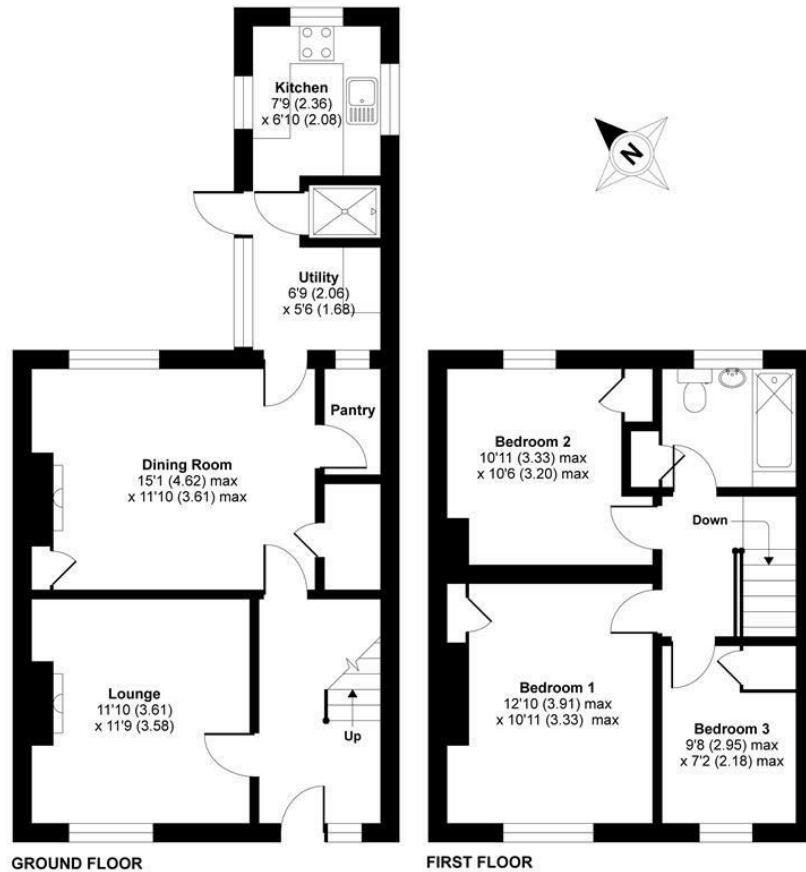
COUNCIL TAX BAND B





Cawthorne Lane, Wreilton, Pickering, YO18

Approximate Area = 1033 sq ft / 95.9 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Willowgreen Estate Agents. REF: T14280



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