

Peter
illingworth
ESTATE AGENTS



**The Old Bake House, Champleys Mews
Market Place, Pickering, YO18 7AE
Offers in Excess of £130,000**

www.peterillingworth.co.uk

A two bedroom conversion with period features, located in the heart of Pickering with all the shops and facilities that the town offers close at hand.

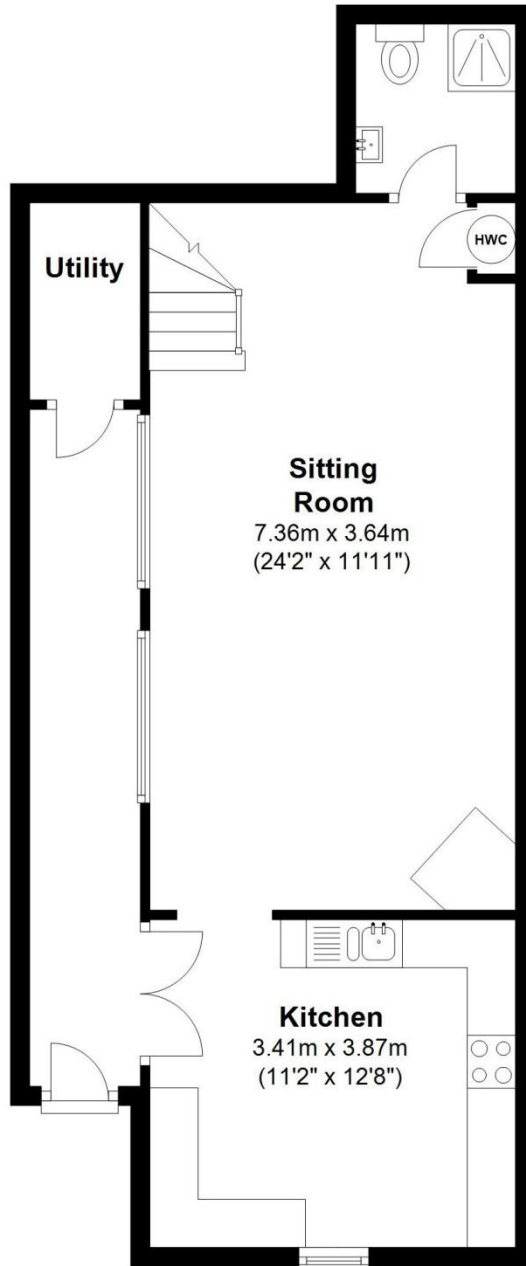
On the ground floor: entrance hall, kitchen/dining area, sitting room and shower room. First floor: landing and two bedrooms. Externally paved patio area to front.

Pickering is the home of the North York Moors Railway and the Great Dalby Forest is located close by. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



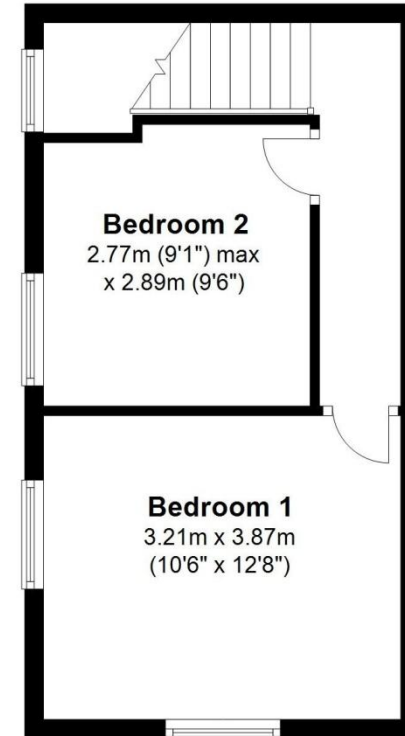
Ground Floor

Approx. 55.9 sq. metres (601.4 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.0 sq. feet)



Total area: approx. 83.8 sq. metres (902.4 sq. feet)

The Old Bake House, Pickering

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

Note: The property has a right of way from the patio area to the front onto Champley's Mews

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

Property Tax: Band B

Energy performance rating: Band C

Photography: By Peter Illingworth

Need to sell your own property? Contact Peter Illingworth on 01751 475557 for no-obligation advice.

Need advice on buying through another agent? Contact Helen Shaw on 01751 431107 for an independent inspection by an experienced Chartered Surveyor, backed up by the RICS HomeBuyer report.

Viewing: Strictly by appointment through the agents Pickering Office, Champley's Mews, Market Place, Pickering, YO18 7AE. Tel: 01751 475557



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