

A two-story stone terrace house with a red door and a bay window. The house is made of light-colored stone and has a red tiled roof. There are several windows, including a bay window on the ground floor and a row of windows on the first floor. A black door is visible to the left of the red door. The house is surrounded by greenery, including trees and bushes. A purple banner is in the top right corner.

Peter  
**illingworth**  
ESTATE AGENTS

**37 Middleton Road**  
**Franchise Terrace, Pickering, YO18 8AN**  
**Price Guide £200,000 to £225,000**

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A three bedroom centrally heated, generously proportioned terraced town house situated in a popular location only a short walk from the town centre. With a substantial garden located slightly away from the property, which has proved real bonus and has contributed into making this a marvellous family house.

Pickering has an excellent range of local amenities including schools and holds a regular Monday market. The ancient market towns of Helmsley, Kirkbymoorside and Malton are within easy reach. The ancient city of York and the coastal resorts of Scarborough and York are easily commutable.

Vendors view:

“We have loved living here and the large garden has really made it a home for us. It’s location has been ideal for accessing the local schools and the town centre.”





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

**Rights of Way:** There is a pedestrian right of way from the rear yard giving access to the large garden area.

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

**Property Tax:** Band C

**Energy performance rating:** Band E

**Photography:** Peter Illingworth

**Need to sell your own property?**

Contact Peter Illingworth on 01751 431107 for no-obligation advice.

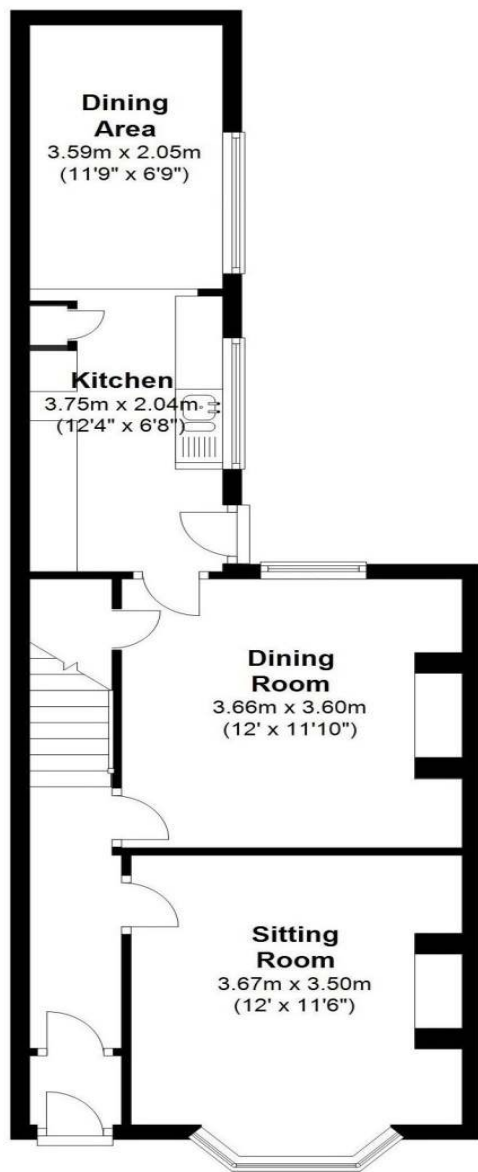
**Need advice on buying through another agent?**

Contact Helen Shaw on 01751 431107 for an independent inspection by an experienced Chartered Surveyor, backed up by the RICS HomeBuyer report.

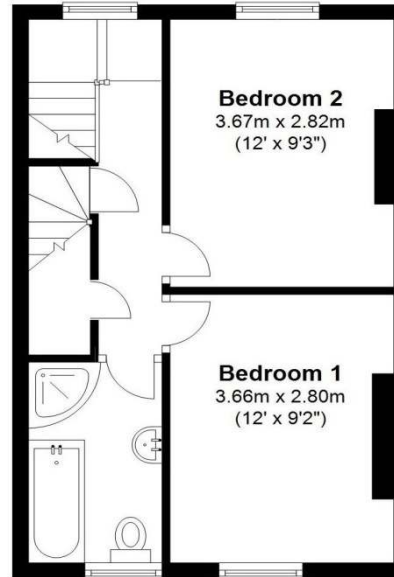
**Viewing:** Strictly by appointment through the agents Pickering Office, Champley's Mews, Market Place, Pickering, YO18 7AE. Tel: 01751 475557 or fax 01751 475566.

**PRICE GUIDE**

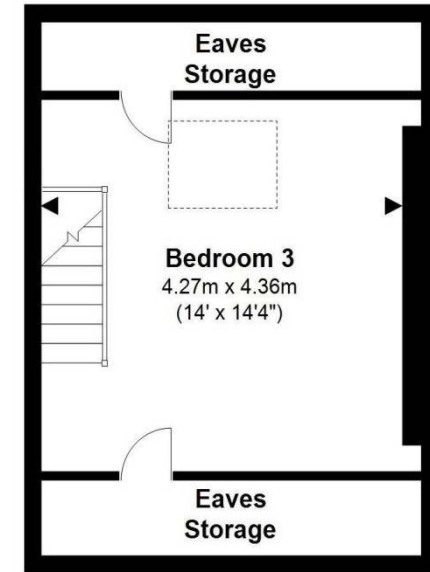
**£200,000 to £225,000**



**First Floor**  
Approx. 34.0 sq. metres (366.1 sq. feet)



**Second Floor**  
Approx. 28.0 sq. metres (301.1 sq. feet)



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