



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85
(69-80) C	
(55-68) D	
(39-54) E	35
(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	59
(39-54) E	41
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916 600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

4, Kirkham Lane, Pickering, North Yorkshire, YO18 7AS Guide price £195,000

4, Kirkham Lane is a beautiful three bedroom, two bathroom cottage located in the heart of Pickering, just a couple of minutes walk away from the town centre.

This charming property briefly comprises: cosy sitting room/dining room and kitchen, on the first floor is master bedroom with en-suite shower room, house bathroom and bedroom two. To the second floor is the third double bedroom and a guest cloakroom. To the front of the property is a decked courtyard area with a hot tub (which can be purchased by separate negotiation).

Currently used as a successful holiday cottage, this could be a great investment property for someone or second home!

The property lies in 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 F



ENTRANCE HALLWAY

Door to front aspect, lobby area with coat hanging space, fully glazed door into living area

SITTING ROOM/DINER

10'7" x 22'2" (3.25m x 6.78m)
Windows to front and side aspect, exposed beams, radiators, feature fireplace with electric fire, power points, TV point and stairs to first floor landing.

KITCHEN

8'3" x 16'5" (2.54m x 5.01m)
Window to front aspect, exposed beams, loft hatch, tiled flooring, range of wall and base units with worktops, stainless steel sink and tap, tiled splashback, plumbed for washing machine, plumbed for dishwasher, Ideal boiler, gas hob, single electric oven, extractor hood and power points.

FIRST FLOORING LANDING

Window to front aspect, exposed beams, power points and stairs to first floor landing.

MASTER BEDROOM

11'5" x 11'6" (3.49m x 3.51m)
Window to side aspect, built in wardrobes, radiator, power points.

MASTER EN-SUITE

6'0" x 2'11" (1.85m x 0.89m)
Fully tiled corner shower, wall hung sink, low flush WC, heated towel rail and extractor fan.

BATHROOM

Window to side aspect, bath with mixer taps, part tiled, spot lights, wash hand basin with pedestal, low flush WC, heated towel rail.

BEDROOM TWO

6'7" x 10'8" (2.03m x 3.27m)
Window to front aspect, exposed beams, radiator, TV point and power points.

SECOND FLOOR LANDING

Exposed beams and eaves storage.

BEDROOM THREE

15'3" x 10'8" (4.67m x 3.27m)
Window to side aspect, exposed beams, power points, radiator.

GUEST CLOAKROOM

5'6" x 3'4" (1.69m x 1.02m)
Low flush WC, wall hung sink and radiator.

COURTYARD

Enclosed courtyard to the front aspect with recently installed decking and storage outbuilding.

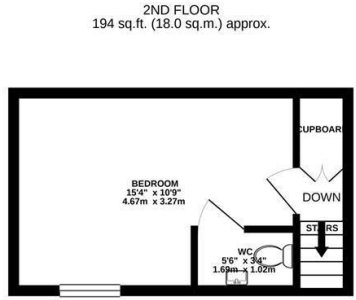
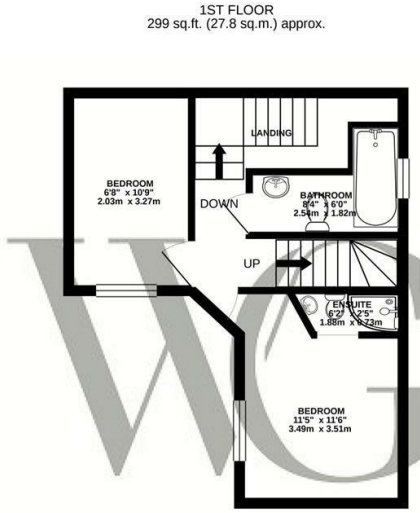
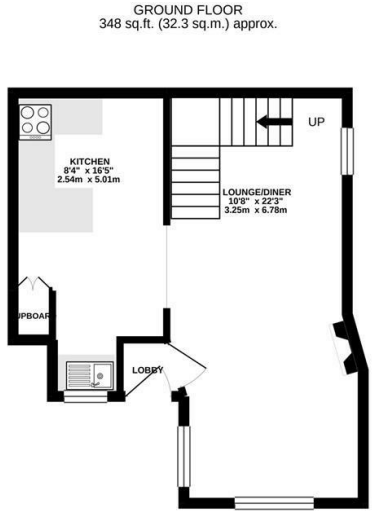
SERVICES

Mains gas, mains drains, mains electric.

COUNCIL TAX BAND TBC

TENURE

Freehold.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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