



Access Statement for 111 Eastgate

Introduction

111 Eastgate is a three storey Victorian Town house on Eastgate, the tree lined, main A170 from Pickering to Scarborough. The house is just 5 minutes walk from the centre of Pickering.

Pre Arrival

We have a website at www.holidaypickering.co.uk which gives information on the house, booking terms and conditions and has photos of the interior.

Bookings and enquiries can be made via email or phone.

The nearest bus stops are about 100 yards away on Eastgate. Buses run to and from Scarborough and York and Leeds.

The nearest mainline station is in Malton, about 7 miles away.

Arrival and Car Parking Facilities

You will be welcomed by the owners on arrival.

Free car parking is available on the street directly in front of the house. This is generally the most convenient for loading and unloading.

There is additional private car parking for 2 average sized cars at the rear of the house which is about 75 yards from the back entrance. Parking is accessed via a right of way over a neighbour's property, and for this reason it is not signposted from the road, but we will show you on arrival how to find it.

Main Entrance

The entrance at the front has two steps and leads into a narrow hallway, in keeping with the period of the property. There is an understairs cupboard where you can hang coats, and leave boots. The hall leads to the dining room and access to the stairs.

The thermostat for the gas central heating is found in the hall.

The Dining Room

This has a circular oak table and seats for 6. There is a matching sideboard. The floor is carpeted. We can also provide an adjustable high chair on request.

The Living Room

This is accessed through glazed French doors from the dining room. The room has leather sofas (a 2 seater and a 3 seater) and a wooden rocking chair. There is a coffee table, and digital TV with DVD player, and a separate CD player.

The room has glazed double French doors from both the dining room at the front and the kitchen at the rear providing light to the room. The floor is carpeted and there is also a rug and a runner.

The Kitchen

Kitchen access is from the living room via French doors. The headroom for these doors is about 6ft. The kitchen is small but bright and accommodates a dishwasher, microwave, range cooker and fridge freezer. The floor is tiled. There is storage in modern oak kitchen units, the worktops are black granite, with a Belfast sink. There is an opening Velux window in the roof. A Patio door leads to the walled patio garden.



The patio garden

The kitchen has patio doors which open onto a sheltered walled patio garden. Garden furniture is stored in the utility room.

The patio can also be reached from the car park, up a long (approx 75yards) shared access path. This path is unlit at night, but a torch is provided.

Utility/storage room

At the other end of the patio is the spacious utility annex, with a washing machine and tumble dryer. It also provides storage for the garden furniture and BBQ. It will accommodate bikes if required.

Bedrooms

There are two double bedrooms with double beds on the first floor. One of the rooms has a built in wardrobe with hanging and shelf space, and bedside cabinets. This room also has a washbasin. The front room has a mirrored wardrobe and a chest of drawers and a bedside cabinet. These bedrooms are carpeted.

On the second floor there are two large bedrooms. Both rooms have low ceilings and low door entrances as well as low-level opening windows (but with security locks). These top floor rooms have polished floorboards and rugs at the side of the beds.

The front bedroom (twin beds) has a partially sloping attic ceiling. It contains a chest of drawers and bedside cabinet

The back bedroom (single bed) is L shaped with a chest of drawers and bedside cabinet.

There is a built in cupboard for wardrobe space for both rooms on the landing.

The stairs

In keeping with the period of the property, the stairs are narrow. Those to the second floor are steeper than normal, and the return to the landing has reduced head height (it is under the eaves). Please be advised that the banisters on the top landing are at a height of 30 inches. The top floor may not be suitable for those who have difficulty climbing stairs or for very small children without supervision.

The bathroom and shower room

There is a bathroom on the top floor with a bath, toilet and washbasin. There is also a family size shower room on the first floor, with an electric shower, toilet and washbasin.

Central heating

The house has gas central heating. The boiler is a combi boiler, which also provides hot water on demand to the bath and taps. It is situated in the cupboard in the shower room.

Further information

The house is terraced, and as such you may be aware of neighbours in adjacent properties. The house is near the centre of the town and on the main road, so there is also some traffic noise at the front of the house at peak times, but the windows to the front of the house are double glazed at ground and first floor level.