



1b Potter Hill | Pickering, YO18 8AA

1b comprises a two bedroom property with a designated parking space and yet within easy walking distance of Pickering market town centre.

- Two bedroom Grade II listed stone built town house
- Two bedrooms and shower room
- Gas fired central heating and double glazing throughout
- Kitchen/dining area, utility room, living room and downstairs wc
- Private enclosed garden area, off-street parking space



Guide Price £245,000

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ACCOMMODATION

ON THE GROUND FLOOR

Timber frame double glazed entrance door to:

RECEPTION HALLWAY

15'9" x 4'4" (4.80m x 1.32m)

Staircase to first floor landing, under stairs cupboard, double central heating radiator, double glazed window, spot lighting.

UTILITY AREA

7' x 5'4" (2.13m x 1.63m)

With rolled edge work surfaces, built in cupboard, wall mounted Baxi gas fired boiler plumbing for automatic washing machine, double glazed window, extractor fan and spot lighting to ceiling.

CLOAKROOM

4'6" x 3'6" (1.37m x 1.07m side aspect timber frame double)

Low flush wc, wash hand basin and chrome heated towel rail, wash hand basin with tiled splash back with mixer tap, double glazed window and extractor fan.

DINING KITCHEN

16'9" x 9'3" max (5.11m x 2.82m max)

Housing a range of units comprising single drainer sink unit set within rolled edge work surfaces with matching splash backs and mixer tap over. Wall and base units incorporating drawer compartments, built in oven with four ring hob with tiled splash back and extractor hood over, built in dishwasher and fridge freezer, double glazed window to the side and front elevation,

LIVING ROOM

13'6" x 9'11" (4.11m x 3.02m)

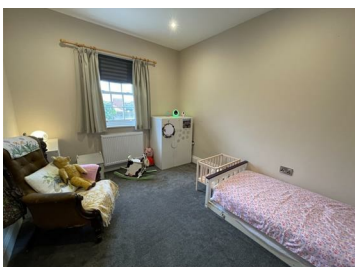
With double glazed bay window to the rear and double glazed window to the front with window seat, central heating radiator, spot lighting to ceiling.

TO THE FIRST FLOOR

GALLERIED LANDING

12'11" x 4'5" (3.94m x 1.35m)

Double glazed window to the side elevation, central heating radiator and walk in cupboard.





BEDROOM 1 (SW)

13'11" x 10'1" (4.24m x 3.07m)

Double glazed window to the front elevation, central heating radiator and spot lighting to ceiling.

BEDROOM 2 (NW)

12'11" x 9'5" (3.94m x 2.87m)

Double glazed window to the front elevation, central heating radiator and spot lighting to ceiling.

STORAGE CUPBOARD

SHOWER ROOM

10' x 6'10" (3.05m x 2.08m)

Comprising good sized shower cubicle being tiled with shower attachment and shower rose, vanity unit with inset wash hand basin with mixer tap over and cupboards below, tiled splash back, low flush w.c., ladder style chrome heated towel rail, tiled flooring, spot lighting to ceiling, double glazed window to the rear elevation.

OUTSIDE

There is an enclosed courtyard garden with gate which leads to rear pathway and parking space.

SERVICES

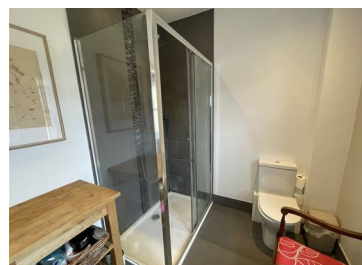
Mains electricity, water and drainage. Mains gas-fired central heating.

MANAGEMENT COMPANY

To be set up by the freehold owners and to be responsible for communal features, such as maintenance of the driveway, electric gates, outside lighting and planters.

ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC document can be viewed at our pickering office.



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VIEWING

Strictly by appointment with the agents.

COUNCIL TAX BAND

C

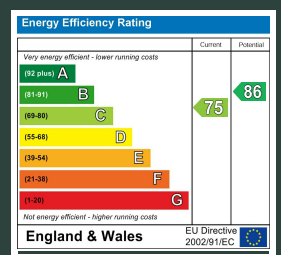
ENERGY PERFORMANCE RATING

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