



## 1A Potter Hill | Pickering, YO18 8AA

1A Potter Hill is a two bedroom property situated within a short walking distance of the main town centre.

This Grade II listed stone built town house offers well proportioned accommodation comprising;

Sitting

room, dining room, kitchen, two bedrooms and generous sized bathroom. There is a easily maintained outside area to the rear with circular patio, and double glazed windows throughout together with gas fired central heating.



**Guide Price £270,000**

**BoultonCooper**

**BC**  
Est. 1804

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## Accommodation comprises

### Entrance door

Leads to:

### Sitting room

14'2" x 16'3" (4.33m x 4.97)

With stairs to first floor landing, feature brick fireplace with tiled hearth and log burner, double glazed sash windows to the front and rear elevations, understairs storage cupboard, built in cupboards to the side of the chimney breast, spot lighting, central heating radiator.

### Dining Room

13'3" x 9'3" (4.04 x 2.82)

With double glazed sash window to the front and side elevation, built in cupboard, spot lighting to ceiling, central heating radiator.

### Kitchen

9'11" x 7'10" (3.03 x 2.39)

Comprising single drainer sink unit with mixer tap over set within rolled edge work surfaces with matching splash backs, wall and base units incorporating drawer compartments, wall mounted Baxi boiler, built in oven, four ring hob, extractor canopy over with tiled splash back, double glazed windows to the rear and side elevation, spot lighting to ceiling, central heating radiator, door to outside.



### First Floor

Landing with two double glazed sash window to the rear elevation and central heating radiator, spot lighting to ceiling, access to roof space.



### Master Bedroom

9'10" x 17'0" (3.02 x 5.19)

With two double glazed sash windows to the front elevation, central heating radiator and spot lighting.

### Bedroom Two

13'5" x 9'11" (4.11 x 3.03)

Double glazed sash window to the front and side elevations, central heating radiator and spot lighting.

### Bathroom

Of generous size comprising panelled bath, shower unit over, vanity unit with inset wash hand basin and mixer tap over and drawers below, low flush w.c., tiled flooring, tiled splash backs, ladder style chrome heated towel rail, two double glazed sash windows and spot lighting.



### Outside

To the rear there is a gravelled area with circular patio, fencing to the boundaries and garden gate.

### Services

Mains electricity, gas, water and drainage are connected.



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## VIEWING

Strictly by appointment with the agents.

## COUNCIL TAX BAND

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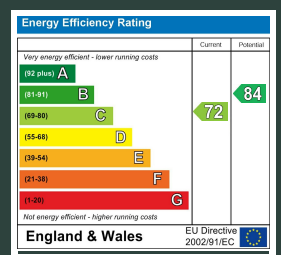
## ENERGY PERFORMANCE RATING

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