



9 Hungate | Pickering

No. 9 comprises a generously proportioned mid-terraced cottage in the popular market town of Pickering, with open plan kitchen/dining area, living room and cloakroom on the ground floor. To the first floor are two double bedrooms and three piece family bathroom, and to the second floor is the master bedroom with en-suite shower room, and a single bedroom. The property underwent a significant programme of modernisation and upgrading throughout, to create a charming family home within walking distance of Pickering's amenities, and commutable to Malton, Scarborough and York.

- A four bedroom period terraced cottage, in the heart of Pickering town centre, delightfully restored and modernised
- Two bedrooms and bathroom on the first floor
- Enclosed rear garden with patio area
- No smokers or pets allowed
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy
- Open plan kitchen/dining room, living room, cloakroom on the ground floor
- Master bedroom with en-suite and single bedroom to the second floor
- To be let on a 6 month Assured Shorthold Tenancy
- Usual reference checks apply following an application
- Available immediately

£1,100 PCM



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ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

17' x 3'1" (5.18m x 0.94m)

Staircase to first floor, double radiator and internal part glazed door.

LIVING ROOM

12'9" x 9'8" (3.89m x 2.95m)

uPVC double glazed window to the front, built-in low level shelf and cupboard unit, double radiator, bi-fold doors to:

DINING ROOM

13'5" x 12'9" (4.09m x 3.89m)

uPVC double glazed entrance door to the rear and lawned garden beyond, double radiator.

KITCHEN

15'7" x 6'4" (4.75m x 1.93m)

Side aspect uPVC double glazed window, range of modern fitted base and wall mounted units, 1.5 bowl stainless steel sink and drainer with chrome mixer taps over, integral Lamona oven and grill with Lamona 4 ring hob over, chrome extractor fan, plumbing for washing machine, double radiator.

REAR LOBBY AND CLOAKROOM

8'5" x 5' widening to 6'3" (2.57m x 1.52m widening to 1.91m)

uPVC double glazed doors to outside rear garden, opaque uPVC double glazed window, low flush wc, wash hand basin into vanity unit, 2 no. double radiators.

TO THE FIRST FLOOR

LANDING

22'2" x 5'1" (6.76m x 1.55m)

Airing cupboard housing the hot water cylinder, together with Ideal Logic gas fired boiler.

BEDROOM 1

13'4" x 13'1" (4.06m x 3.99m)

Front aspect uPVC double glazed window, double radiator.

BEDROOM 2

12'11" x 7'11" (3.94m x 2.41m)

Rear aspect uPVC double glazed window, cast iron decorative fireplace, double radiator.

BATHROOM

11'1" x 6'3" (3.38m x 1.91m)

Rear aspect opaque uPVC double glazed window, three piece suite comprising panelled with chrome fittings, shower over and glazed screen, wash hand basin into vanity unit, chrome heated towel rail, double radiator.



TO THE SECOND FLOOR

LANDING

12'11" x 4'8" (3.94m x 1.42m)

BEDROOM 3

13'4" x 12'10" (4.06m x 3.91m)

uPVC double glazed window, double radiator.

EN-SUITE SHOWER ROOM

8'3" x 5'5" (2.51m x 1.65m)

Comprising corner shower cubicle with chrome fittings, low flush wc, wash hand basin into vanity unit, chrome heated towel rail, extractor fan.

BEDROOM 4

8'5" x 6'11" (2.57m x 2.11m)

Rear aspect uPVC double glazed window, double radiator.

OUTSIDE

To the outside, there is an enclosed patio area to the rear accessed via the dining room, with a walkway through the lawned gardens flanked by herbaceous borders.

SERVICES

We understand that the property is connected to mains electricity, gas, water, and drainage supplies. Gas-fired central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

COUNCIL TAX

Assessed in Band C. The full EPC document can be viewed online or at our Malton office.

ENERGY PERFORMANCE RATING

Assessed in Band C. The full EPC document can be viewed online or at our Malton office.



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COUNCIL TAX BAND

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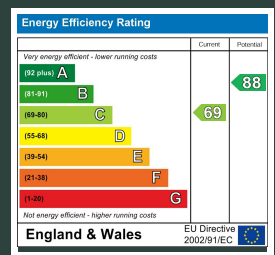
ENERGY PERFORMANCE RATING

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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