

## 12 FIRTHLAND ROAD PICKERING



**Detached character property with easy to care for grounds and off-street parking,  
located only a short distance from the centre of Pickering**

Accommodation comprises; entrance hall, sitting room, kitchen with dining room, rear hall and wet room.

Two first floor bedrooms and the house bathroom

Easy to care for garden.

Off-street parking

Upvc double glazing and Gas fired central heating

No Onward Chain

### GUIDE PRICE £199,000



**A compact, detached property converted from a range of traditional stone buildings with easy to care for grounds and potential to create off-street parking, conveniently located on the southern edge of Pickering town.**

12 Firthland Road is a quirky character property, converted around 20 years ago to create a two-storey property. In all the house amounts to just over 800 ft.<sup>2</sup>. which in brief comprises the following. Entrance vestibule leading through to the hallway, open plan kitchen with separate dining area, sitting room, rear porch and a ground floor wet room. Upstairs are two bedrooms and the house bathroom. The landing is of a generous size and could easily accommodate a study area if needed.

To the rear is an enclosed courtyard style garden, largely hard landscaped for ease of maintenance and with scope to create off-street parking for the property.



Pickering is a bustling market town, famous for its castle and steam railway, and located on the southern boundary of the North York Moors National Park and close to the heritage coastline. The town offers a wide range of amenities, including primary and secondary school, sports centre, restaurants, public houses and an array of retailers.

## ACCOMMODATION COMPRISES

**ENTRANCE VESTIBULE** Timber panelled front door with inset glazed pane. Laminate wood floor. Washing machine point. Glazed inner door.

**ENTRANCE HALL** Radiator. Stairs to the first floor with under stairs fitted storage. Fitted storage cupboard.

### **KITCHEN**

2.80 m (9'2") x 2.30 m (7'7")

Fitted base and wall units incorporating a single bowl stainless steel sink unit. Electric cooker point. Casement window to the side. Logic gas fired central heating boiler.



### **DINING AREA**

3.32 m (10'11") x 2.55 m (8'4")

Dining area with radiator. Wall light points. Casement window to the side.

#### SITTING ROOM

3.30 m (10'10") x 2.90 m (9'6")

Dual aspect with windows to the rear and side. Radiator. Television point.



#### BEDROOM TWO

3.55 m (11'8") x 2.58 m (8'6")

Casement window to the side. Radiator. Exposed beam.



#### REAR PORCH

Back door. Tiled floor

#### WET ROOM

1.84 m (6'0") x 1.13 m (3'8")

Shower. Low flush WC. Wash hand basin. Ladder radiator. Tiled floor.

#### FIRST FLOOR LANDING

Conservation style roof lights to the front and rear elevations. Exposed beams. Radiator. Fitted storage.



#### BEDROOM ONE

4.68 m (15'4") x 2.56 m (8'5")

Pair of conservation style roof lights to the front and rear. Exposed beams. Radiator. Storage area.

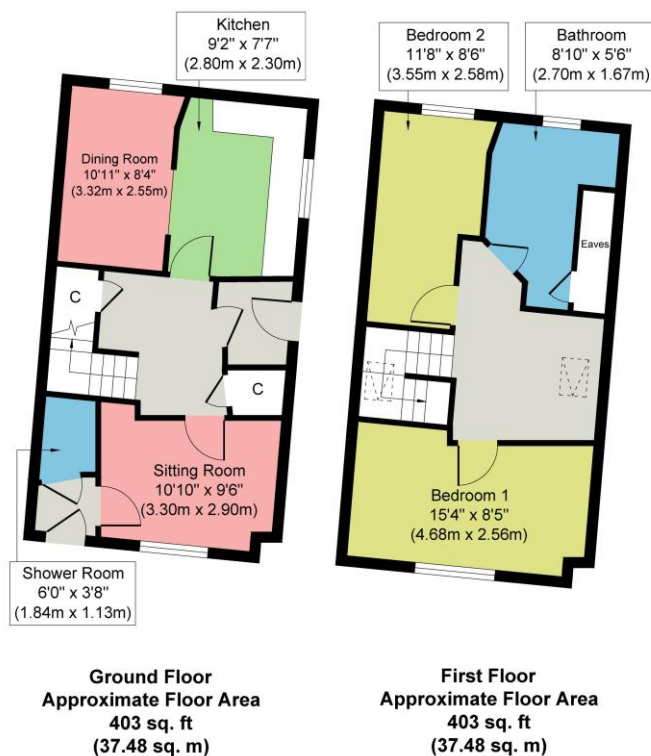
#### BATHROOM

2.70 m (8'10") x 1.67 m (5'6")

Bath with a boarded surround. Low flush WC. Pedestal wash hand basin. Fitted eaves storage. Exposed beam. Heated ladder towel rail. Laminate flooring.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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### GENERAL INFORMATION

Services: Mains water, gas, electricity, and drainage  
 Council Tax: Band C  
 EPC: Current C/78. Potential B/91  
 Postcode: YO18 8BZ  
 Tenure: We understand that the property is freehold with vacant possession upon completion.  
 Viewing: Strictly by appointment through the agents Pickering office

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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