

## 2 PARK STREET PICKERING



**Mid terrace stone cottage, positioned in the heart of the town with a direct view onto the famous North York Moors Steam Railway**

Modern, well presented accommodation comprises; entrance hall, sitting room, dining room and kitchen.

Three first floor double bedrooms and the house bathroom

Easy to care for garden and grounds. Adjoining brick outbuilding.

Upvc double glazing and Gas fired central heating

**No Onward Chain**

### GUIDE PRICE £247,500

**Perfectly positioned on Park Street with a direct outlook onto the North York Moors Steam Railway. A charming, Grade II listed, three bedroom character cottage.**

A charming stone and tile character cottage, with attractively presented, up to date accommodation, which is deceptively spacious, amounting to just over 1,000 square feet in total. In brief the cottage provides the following accommodation: entrance hall, front facing sitting room with multifuel stove, dining room and kitchen. Upstairs are three bedrooms, all of which have double rooms and the house bathroom.

The property is uPVC double glazed throughout and has gas fired central heating.

At the rear is a private, enclosed yard which offers much scope to create a pretty cottage garden. Adjoining the house is a single storey brick outbuilding, currently ideal for storage but could potentially offer scope for extending the accommodation if required, subject to all necessary consents.



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

Upvc front door with decorative inset glazed panes. Electric board and meter in an overhead cupboard. Timber panel door into entrance hall.

### ENTRANCE HALL

Laminate floor. Radiator. Coat hooks. Stairs to the first floor.



### SITTING ROOM

3.95 m (13'0") x 3.56 m (11'8")

Casement window to the front. Cast iron multi fuel stove set into a brick lined fireplace with oak mantel and a tiled hearth. Laminate floor. Radiator. Television point. Open through to:



### DINING ROOM

3.90 m (12'10") x 3.20 m (10'6")

Casement window to the rear overlooking the garden. Fitted under stairs storage cupboard. Radiator. Laminate floor.





#### KITCHEN

4.30 m (14'1") x 2.37 m (7'9")

Range of fitted kitchen cabinets incorporating a one and a half bowl stainless steel sink unit. Integrated electric oven with four ring gas hob and extractor hood overhead. Integrated fridge freezer. Washing machine point. Radiator. Pair of windows to the side. Glazed door leading out to the yard. Ideal gas fire central heating boiler. Tiled floor.



#### FIRST FLOOR

##### LANDING

Loft inspection hatch.

##### BEDROOM ONE

3.66 m (12'0") x 3.00 m (9'10")

Casement window to the front with a direct view overlooking the North York Moor Steam Railway. Radiator. Overhead fitted storage cupboard. Fitted wardrobe.



##### BEDROOM TWO

3.40 m (11'2") x 3.37 m (11'2")

Casement window to the rear. Radiator. Fitted storage cupboards.



##### BEDROOM THREE

4.60 m (15'1") x 2.50 m (8'2")

Dual aspect with windows to the rear and side. Radiator. Loft inspection hatch.



## BATHROOM

2.71 m (8'11") x 1.80 m (5'11")

Bath with tiled surround and an electric Triton shower overhead. Low flush WC. Pedestal wash hand basin. Fitted linen cupboard. Chrome heated ladder towel rail. Recessed ceiling lights. Casement window to front. Extractor fan.



## OUTSIDE

### OUTBUILDING

Adjoining brick and tile outbuilding. Electric light and power.

To the rear is an enclosed and private courtyard style garden, easy to care for and with access around to Park Street.



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/71. Potential B/84  
Postcode: YO18 7AJ  
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.

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