

Mark Stephenson's

ESTATE & LETTING AGENTS



1a Potter Hill, Pickering, YO18 8AA

£230,000

- Offered with no forward chain
- Generous size throughout
- Private courtyard garden area
- Grade II Listed property
- Two separate reception rooms
- Popular market town location
- Within close reach of the town
- Parking space for two cars

1a Potter Hill, Pickering YO18 8AA

Offered with no onward chain, 1A Potter Hill offers a unique blend of traditional and modern features, making it a truly special home. Spanning an impressive 916 square feet, this Grade II listed property is steeped in character and history, providing a warm and inviting atmosphere. The cottage boasts two generously sized bedrooms, perfect for accommodating family or guests. Each room is designed to maximise space and comfort, ensuring a restful retreat at the end of the day. The thoughtful combination of traditional alongside modern conveniences, creates a harmonious living environment that caters to contemporary lifestyles.



Council Tax Band: C



General information

The surrounding area of Pickering is renowned for its picturesque landscapes and vibrant community, offering a range of local amenities, shops, and eateries within walking distance. Whether you are seeking a peaceful countryside escape or a base to explore the stunning North York Moors, this property is ideally situated to enjoy the best of both worlds.

Services

All mains are connected

Kitchen

A range of modern Wall & Base units, Belfast sink, Timber Double Glazed sash Windows to the Side & Rear aspect, Electric oven/hob/extractor hood, Plumbing for White goods, BAXI combi boiler, Radiator, Laminate Flooring.

Dining Room

Timber Double glazed sash Window to the Side and Front aspect, the Front aspect benefiting from a Window seat, Built-in cupboard space, Radiator, Laminate flooring, Cupboards housing the consumer unit and electric meter.

Living Room

Timber double glazed Window to the Front aspect with window seat with another Timber window to the Rear aspect, Built-in Cupboards, Log Burning Stove sat in a Brick surround, Understairs Cupboard, Radiator, Laminate Flooring, Stairs to the First floor.

First Floor Landing

Timber sash window to the Rear aspect with Radiator underneath, Loft hatch, Smaller timber window looking out over the rear aspect.

Bedroom 1

A more than generous double bedroom with Timber Double glazed Windows to the Front and Rear aspect with radiator underneath the LHS Window.

Bedroom 2

Another Double room with Timber sash windows to the Front and Side aspect with Radiator under the Front,.

Family Bathroom

White Three Piece Suite with plumbed in shower over the bath, Tiled Flooring, 2X Glazed windows to the Rear and Side aspect, Heated Towel Rail, Extractor Fan.

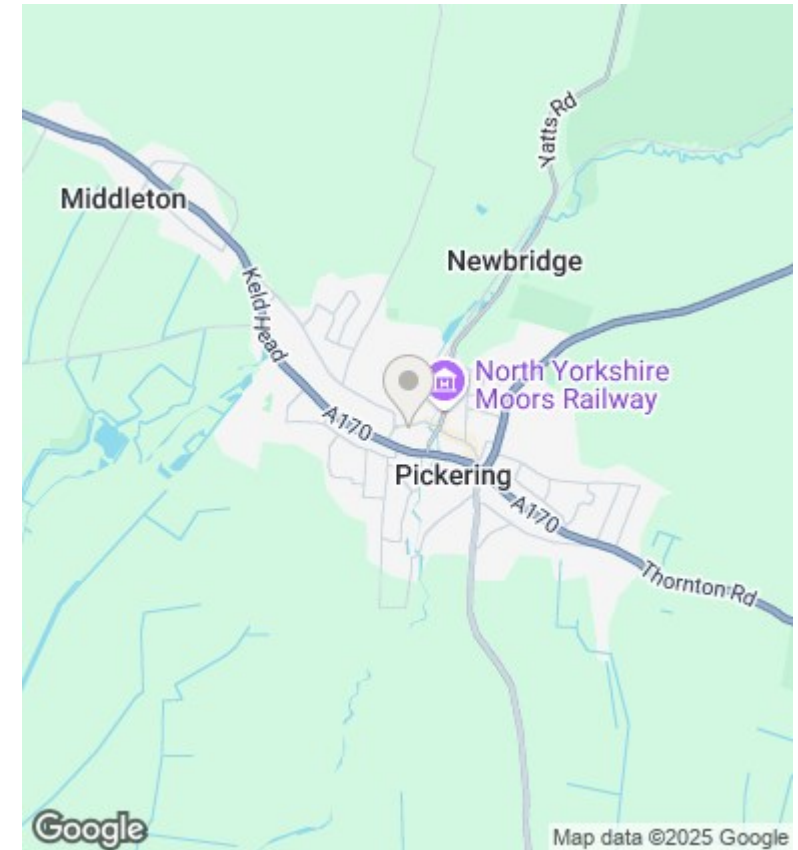
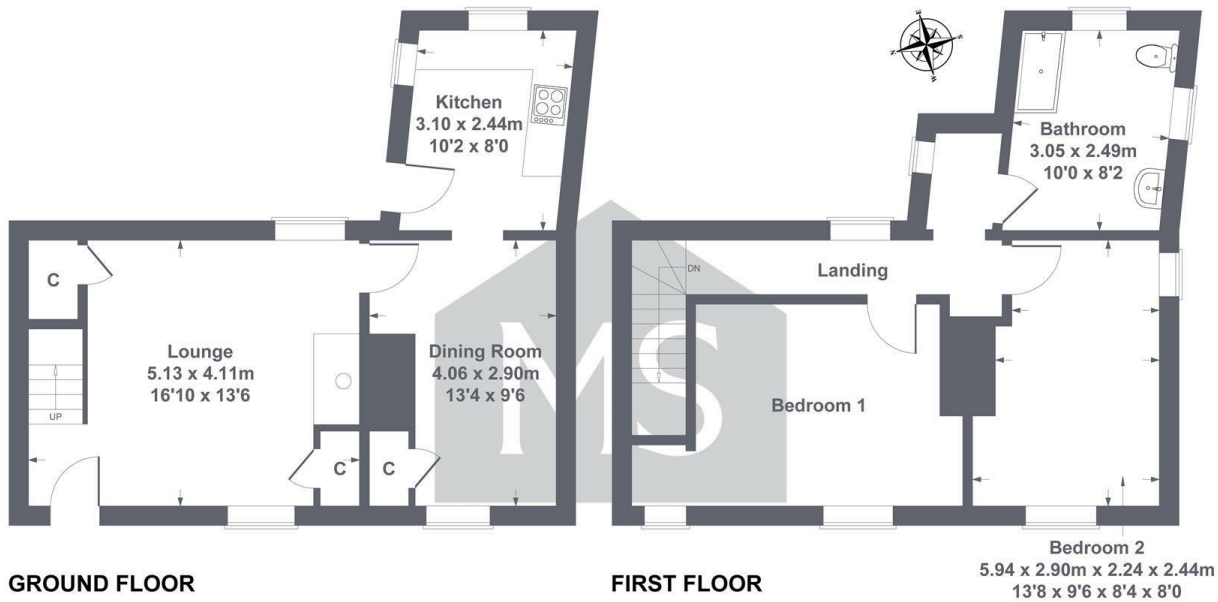
Outside

The property has a delightful enclosed rear courtyard garden. There are also designated parking spaces with the property immediately on the left having driven in from Potter Hill.





Approximate Gross Internal Area 916 sq ft - 85 sq m



Directions

Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC