

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 1b Potter Hill, Pickering, YO18 8AA

£220,000

- Semi detached stone & pantile property
- Gas central heating system
- Generous size throughout
- Within easy reach of the town centre
- Parking for two cars
- Lovely courtyard garden
- Grade II Listed building
- Offered with no onward chain

# 1b Potter Hill, Pickering YO18 8AA

Offered with no onward chain and nestled in the charming town of Pickering 1b Potter Hill offers a perfect blend of modern living and historical charm. As a Grade II listed property, it boasts unique architectural features that reflect its rich heritage, while providing all the comforts of contemporary life. The heart of the home is undoubtedly the modern kitchen/diner, which is designed for both functionality and style. Additionally, the property is conveniently located within walking distance of the town centre, allowing residents to easily access local shops, cafes, and amenities. The property also benefits from off-street parking through designated parking spaces immediately off Potter Hill.



Council Tax Band: C



#### Entrance Hall

Timber Double glazed sash Window, Understairs storage cupboard, Thermostat, Radiator, Laminate flooring, Stairs to First floor.

#### General information

Pickering is an attractive market town on the edge of the beautiful North York Moors National Park and 18 miles from the Heritage Coast. There is a wealth of pubs, eateries individual shops and all the other amenities expected in a market town; including the market itself held every Monday. The iconic North Yorkshire Moors Steam Railway is based in Pickering with some services to Whitby - the famous seaside town from where Captain Cook set sail in the endeavour in the 1700s. There is a wonderful Norman castle in Pickering owned by English Heritage and the surrounding countryside is a haven for wildlife and walkers.

#### Services

All mains are connected.

#### Utility Room

Worktop and cupboard housing consumer unit and electric meter, Timber double glazed sash window, BAXI Combi boiler, Radiator, Laminate flooring.

#### Downstairs WC

White Two Piece Suite, Heated towel rail, Timber double glazed sash window, Laminate flooring.

#### Kitchen/Diner

A range of Wall & Base units, Electric oven/hob/extractor hood, Belfast sink, Integrated Fridge/Freezer, Integrated Dishwasher, Radiator, Laminate flooring.

#### Living Room

Timber Bay window looking out to the rear, Timber window to the Front aspect with window seat, Radiator, Laminate flooring.

#### First Floor Landing

Timber double glazed sash window to the rear aspect, Loft hatch.

#### Family Bathroom

Toilet, Vanity Sink, Shower cubicle with Tiled walls, Tiled Flooring, Heated Towel Rail, Extractor fan, Timber glazed window to the rear aspect.

#### Bedroom 1

A well proportioned double bedroom, Timber double glazed sash window to the front aspect with Radiator underneath.

#### Bedroom 2

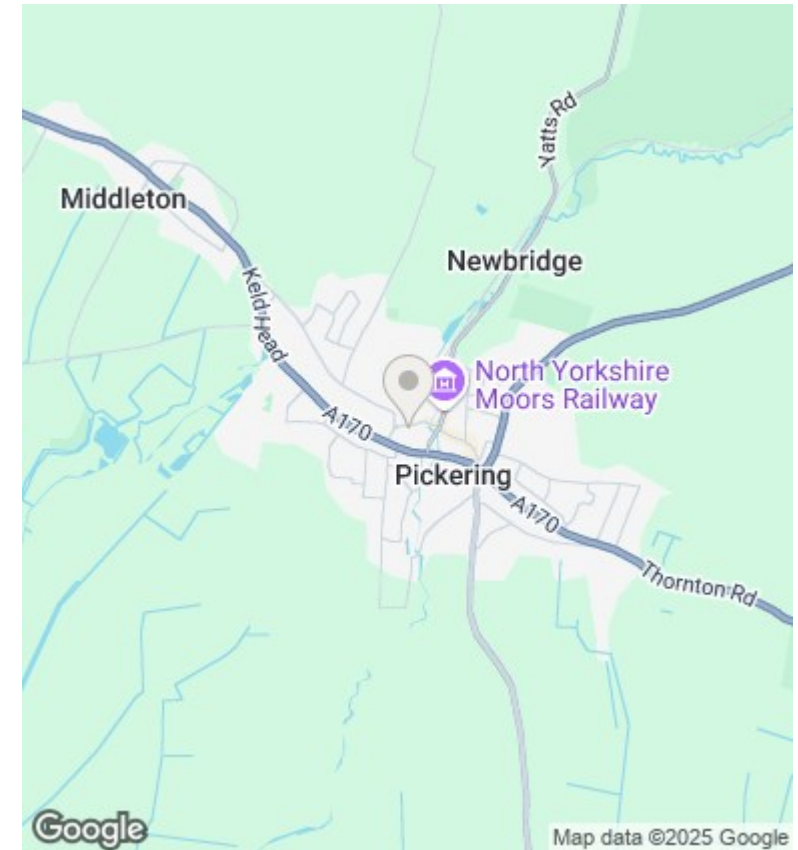
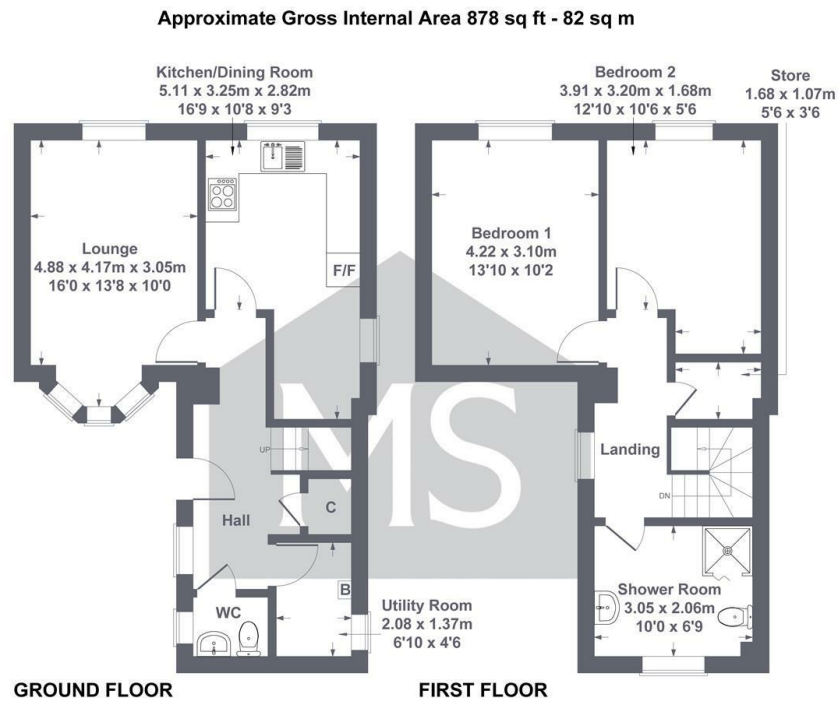
Timber double glazed sash window to the front aspect with Radiator underneath.

#### 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.







## 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC