



## 34 Potter Hill | Pickering

An immaculately presented three storey terraced home situated close to Pickering town centre, comprising, Sitting room with bay window and shutters to the ground floor.

First floor; Galleried landing, spacious and well appointed dining kitchen and principle bathroom.

Stairs to second floor galleried landing; Two double bedrooms and shower room. To the outside there is a small outbuilding offering useful storage and also capable of housing bicycles.

The property is an attractive home with immaculate and spacious accommodation and early viewing is highly recommended.

The property is being offered with NO ONWARD CHAIN.

**Guide Price £240,000**



# 34 Potter Hill | Pickering



## Side Entrance door

Leads to :

## Hallway

With stairs to first floor landing, door to sitting room.

## Sitting Room

15'7" x 11'3" (4.75m x 3.43m)

having large bay window to the front elevation with shutters, wooden flooring, coving to ceiling, central heating radiator, low level cupboard.

## First Floor

Galleried landing with central heating radiator, double glazed radiator, stairs to second floor landing.

## Kitchen/Dining Area

19'9" x 13'2" max 12' min (6.02m x 4.01m max 3.66m min)

Housing a range of units comprising

single drainer sink unit set within work surfaces with tiled splash backs and mixer tap over, a good range of high gloss wall and base units, island with drawers and cupboards below and incorporating breakfast bar, built in oven, four ring hob and extractor fan over, two sash windows to the front elevation, laminate flooring, fitted seating bench with storage below, central heating radiator.

## Bathroom

Comprising panelled bath with shower attachment and shower screen, pedestal wash hand basin, low flush w.c., chrome heated towel rail, wall tiling flooring tiling, spot lighting and double glazed window.

## Second floor galleried landing

With double glazed window to the rear elevation.



### Bedroom One

12'7" x 10'7" (3.84m x 3.23m)

With sash window to the front elevation, central heating radiator.

### Bedroom Two

11'11" x 8'11" (3.63m x 2.72m)

With sash window to the front elevation and central heating radiator,

### Shower Room

Comprising shower cubicle with shower unit and wall boarding, pedestal wash hand basin with tiled splash backs, low flush w.c., chrome heated towel rail, wooden flooring, double glazed window to the rear elevation.

### Outside

Useful outside store, ideal for storing bikes.  
On street parking.

### Services

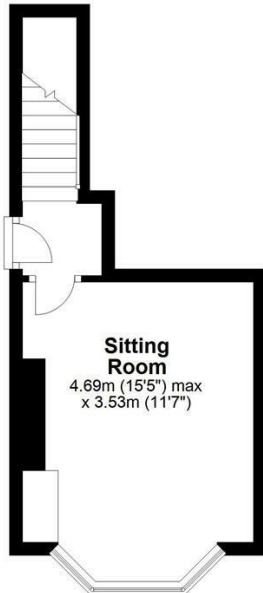
mains gas, electricity, water and drainage are connected.



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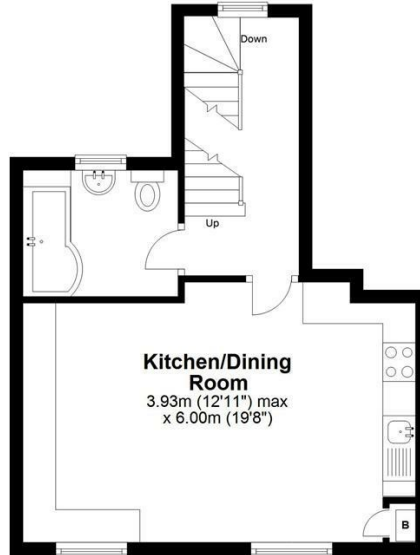
## Ground Floor

Approx. 18.2 sq. metres (196.4 sq. feet)



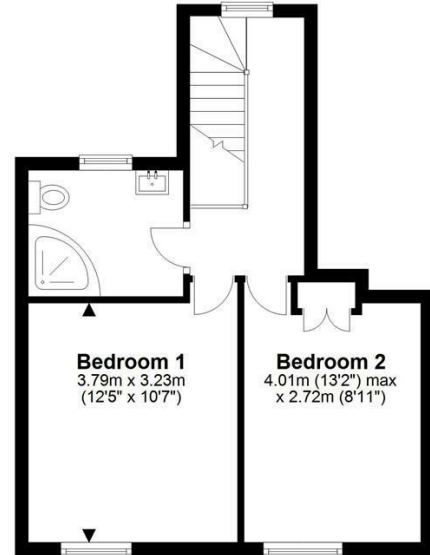
## First Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



## Second Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



Total area: approx. 88.0 sq. metres (947.2 sq. feet)  
**34 Potter Hill, Pickering**

### VIEWING

Strictly by appointment with the agents

### COUNCIL TAX BAND

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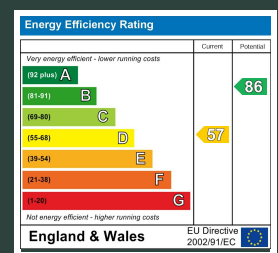
### ENERGY PERFORMANCE RATING

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