



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 £230,000



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

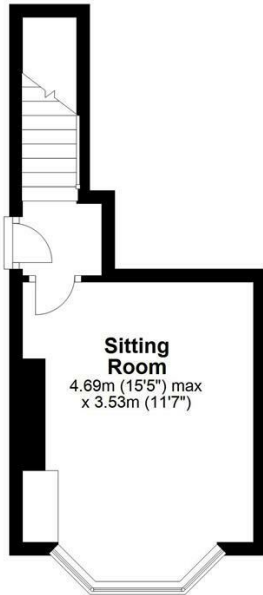
mains gas, electricity, water and drainage are connected.



34 Potter Hill | Pickering

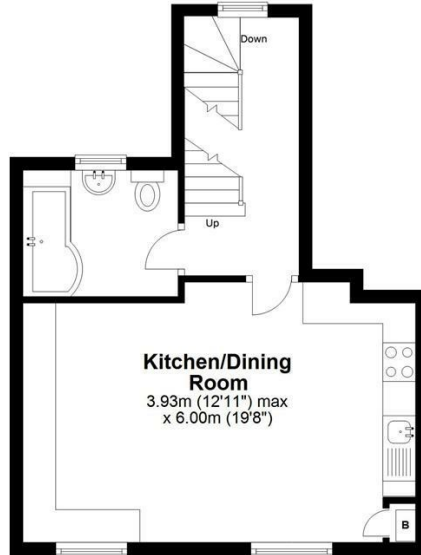
Ground Floor

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



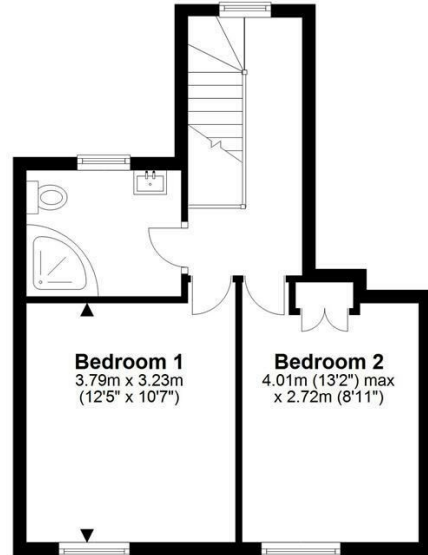
First Floor

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

C

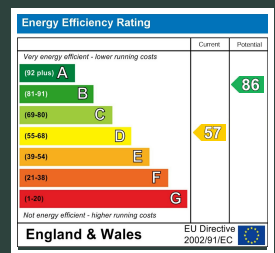
ENERGY PERFORMANCE RATING

D

St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk



boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract, (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801