



## 50 Eastgate | Pickering YO18 7DU

A delightful Victorian town house offering immaculately presented accommodation over three floors situated just East of Pickering town centre together with garden. The accommodation comprises sitting room, dining room and kitchen on the ground floor; Master bedroom and bathroom on the first floor with two further

bedrooms and shower room on the second floor. Externally there is a courtyard garden with access to further enclosed garden. Viewing is highly recommended.



**Guide Price £270,000**



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## Accommodation Comprises

### Entrance Door

Leads to :

### Porch

With door to sitting room.

### Sitting Room

With cast iron fireplace, marble effect hearth, cupboards to side of chimney breast, laminate flooring, double glazed window to the front elevation, central heating radiator.

### Inner Hallway

With stairs to first floor landing.

### Dining Room

Cast iron feature fireplace, coal effect gas fire, understairs storage cupboard, display alcove, central heating radiator, double glazed window to the rear elevation and door to kitchen,

### Kitchen

Comprising 1 1/2 bowl drainer sink unit set within rolled edge work surfaces, further wall and base units incorporating drawer compartments with tiled splash backs, built in oven, hob and extractor canopy, plumbing for automatic washing machine, built in fridge freezer, central heating radiator, tiled flooring, double glazed window to the side elevation, door to outside and door to cloakroom.

### Cloakroom

Comprising pedestal wash hand basin and low flush w.c., central heating radiator, tiled flooring and double glazed window.

### First Floor

### Galleried Landing

### Master Bedroom

With double glazed window to the front elevation, central heating radiator.







### **Bathroom**

Comprising panelled bath with tiled splash backs and telephone style mixer tap with shower head, pedestal wash hand basin with tiled splash back, low flush w.c and central heating radiator. Airing cupboard housing boiler with shelving and double glazed window.

### **Second Floor Landing**

With central heating radiator.

### **Bedroom Two (front)**

With double glazed window and central heating radiator.

### **Bedroom Three (rear)**

With double glazed window and central heating radiator.

### **Shower room**

Comprising shower cubicle with

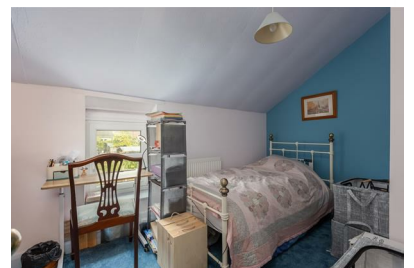
shower unit being tiled, pedestal wash hand basin, low flush w.c., extractor canopy, chrome heated towel rail.

### **Outside**

Enclosed rear courtyard with access to separate garden which is enclosed with laid lawn and gravel area, raised beds, flower/shrubbery borders and plum tree. Fencing to the boundaries. Pedestrian access onto Hawthorn Lane via a gate where there is ample on street parking available.

### **Services**

Mains electricity, gas, water and drainage.



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## VIEWING

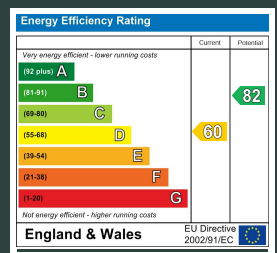
By telephone appointment with the Agents, Pickering office. Tel: 01751 472724

## COUNCIL TAX BAND

Band C

## ENERGY PERFORMANCE RATING

D



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**BC**  
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