



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

1b comprises a two bedroom property with a designated parking space and yet within easy walking distance of Pickering market town centre.

- Two bedroom Grade II listed stone built town house
- Two bedrooms and shower room
- Gas fired central heating and double glazing throughout
- Kitchen/dining area, utility room, living room and downstairs wc
- Private enclosed garden area, off-street parking space



**Guide Price £245,000**

# 1b Potter Hill | Pickering



## ACCOMMODATION

### ON THE GROUND FLOOR

Timber frame double glazed entrance door to:

### RECEPTION HALLWAY

15'9" x 4'4" (4.80m x 1.32m)

Staircase to first floor landing, under stairs cupboard, double central heating radiator, double glazed window, spot lighting.

### UTILITY AREA

7' x 5'4" (2.13m x 1.63m)

With rolled edge work surfaces, built in cupboard, wall mounted Baxi gas fired boiler plumbing for automatic washing machine, double glazed window, extractor fan and spot lighting to ceiling.

### CLOAKROOM

4'6" x 3'6" (1.37m x 1.07m side aspect timber frame double)

Low flush wc, wash hand basin and chrome heated towel rail, wash hand basin with tiled splash back with mixer tap, double glazed window and extractor fan.

### DINING KITCHEN

16'9" x 9'3" max (5.11m x 2.82m max)

Housing a range of units comprising single drainer sink unit set within rolled edge work surfaces with matching splash backs and mixer tap over. Wall and base units incorporating drawer compartments, built in oven with four ring hob with tiled splash back and extractor hood over, built in dishwasher and fridge freezer, double glazed window to the side and front elevation,

### LIVING ROOM

13'6" x 9'11" (4.11m x 3.02m)

With double glazed bay window to the rear and double glazed window to the front with window seat, central heating radiator, spot lighting to ceiling.

### TO THE FIRST FLOOR

### GALLERIED LANDING

12'11" x 4'5" (3.94m x 1.35m)

Double glazed window to the side elevation, central heating radiator and walk in cupboard.





#### **BEDROOM 1 (SW)**

13'11" x 10'1" (4.24m x 3.07m)

Double glazed window to the front elevation, central heating radiator and spot lighting to ceiling.

#### **BEDROOM 2 (NW)**

12'11" x 9'5" (3.94m x 2.87m)

Double glazed window to the front elevation, central heating radiator and spot lighting to ceiling.

#### **STORAGE CUPBOARD**

#### **SHOWER ROOM**

10' x 6'10" (3.05m x 2.08m)

Comprising good sized shower cubicle being tiled with shower attachment and shower rose, vanity unit with inset wash hand basin with mixer tap over and cupboards below, tiled splash back, low flush w.c., ladder style chrome heated towel rail, tiled flooring, spot lighting to ceiling, double glazed window to the rear elevation.

#### **OUTSIDE**

There is an enclosed courtyard garden with gate which leads to rear pathway and parking space.

#### **SERVICES**

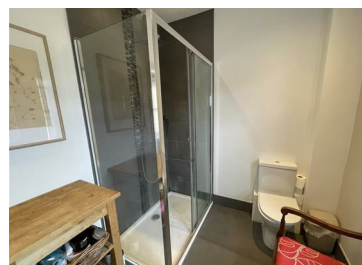
Mains electricity, water and drainage. Mains gas-fired central heating.

#### **MANAGEMENT COMPANY**

To be set up by the freehold owners and to be responsible for communal features, such as maintenance of the driveway, electric gates, outside lighting and planters.

#### **ENERGY PERFORMANCE RATING**

Assessed in Band D. The full EPC document can be viewed at our pickering office.



# 1b Potter Hill | Pickering

## VIEWING

Strictly by appointment with the agents.

## COUNCIL TAX BAND

C

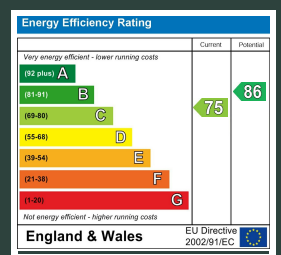
## ENERGY PERFORMANCE RATING

C

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

t: 01751 472724

e: pickering@boultoncooper.co.uk



[boultoncooper.co.uk](http://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