



## 30 Potter Hill | Pickering, YO18 8AA

A substantial end terrace family house offering spacious accommodation on three floors together with rear courtyard garden situated close to Pickering town centre.

The accommodation enjoys partial central heating and comprises reception hallway, cloakroom with w.c two reception rooms and

kitchen on the ground floor; two bedrooms and bathroom on the first floor and three second floor bedrooms.

Due to the close proximity of the town centre the property is within easy reach of all local amenities and recreational facilities which are available within the market town of Pickering.



**Guide Price £285,000**

**BoultonCooper**

**BC**  
Est. 1804



# 30 Potter Hill | Pickering.



## Accommodation Comprises

### Entrance Door

Leads to enclosed porch

### Porch

With meter cupboard and door leading to:

### Reception Hallway

Having central heating radiator, stairs to first floor landing, under stairs storage cupboard.

### Front Reception Room

14'7" x 15'1" (4.45m x 4.60m)

With bay window to the front elevation with window seat, feature fireplace with gas fire, archway to the side of chimney breast.

### Rear Sitting Room

13'10" x 12'6" (4.22m x 3.81m)

With feature stone fireplace, tiled back, stone hearth, coal effect gas fire, arch to the side of the chimney breast, coving to ceiling, sash window to the rear elevation, door to:

### Kitchen

14'11" x 10'6" (4.55m x 3.20m)

Comprising single sink with double drainer unit set within rolled edge work surfaces and tiled splash

backs, extensive range of wall and base units incorporating drawer compartments, display cabinets, four ring gas hob, built in oven, plumbing for automatic washing machine, window to the side and front elevation. Door to outside.

### Cloakroom

With part wood panelling to walls, low flush w.c., wash hand basin with tiled splash backs and window to the rear elevation.

### Stairs to half landing

With window and stairs to first floor landing

### First Floor Landing

Having central heating radiator, and stairs to second floor landing.

### Bedroom One

12'6" x 14'1" (3.81m x 4.29m)

With fitted wardrobes, airing cupboard housing hot water cylinder, window to the rear elevation.

### Bedroom Two

13'11" x 12'5" (4.24m x 3.78m)

With fitted wardrobes and drawers, central heating radiator, window to the front elevation.



## Bathroom

9'11" x 7'6" (3.02m x 2.29m)

Comprising panelled bath, shower cubicle with shower unit, pedestal wash hand basin, low flush w.c., partial wall tiling, window to the front elevation and central heating radiator.

## Stairs to half landing

With window and further stairs to second floor landing.

## Second floor Landing

With access to roof space.

## Bedroom Three

14'7" x 12'6" (4.45m x 3.81m)

With built in wardrobes, central heating radiator and window to the rear elevation.

## Bedroom Four

13'7" x 12'5" (4.14m x 3.78m)

With central heating radiator, window to the front elevation,

## Bedroom Five

10' x 7'4" (3.05m x 2.24m)

With window to the front elevation, central heating radiator.

## Outside

To the rear there is a private courtyard paved garden with shrubs, outbuilding and summer house.

Rear gate allowing the 'right of access' to the extreme rear which is shared with the two neighbouring properties.

To the front there is a paved area with wrought iron fencing and stone wall fencing below.

## Services

Mains electricity, gas, water and drainage are connected.





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Total area: approx. 179.5 sq. metres (1931.9 sq. feet)  
**30 Potter Hill, Pickering**

## VIEWING

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

## COUNCIL TAX BAND

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## ENERGY PERFORMANCE RATING

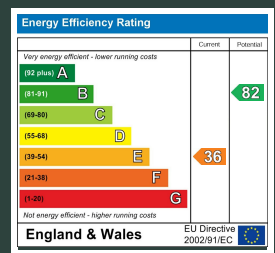
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