



1 Train Lane | Pickering, YO18 8DX

An end terraced house recently renovated and modernised to a high specification to include new kitchen and bathroom fittings together with opening up of the ground floor to create a lovely open plan and modern living/kitchen area. The property lends itself as an ideal first time buyer property, situated close to the town centre of Pickering where a range of amenities can be found.

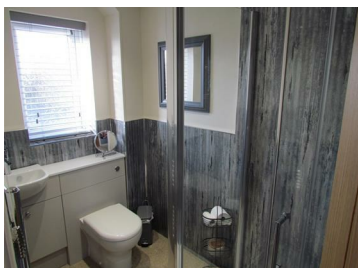
Accommodation offers Open plan

Living/Kitchen Area, master bedroom, Nursery/study and family bathroom. Newly laid patio area to the rear with new boundary fencing and side access gate. Parking allocation for 2 cars. The property benefits from gas fired central heating and double glazing and all new oak doors throughout. Being offered with no onward chain Viewing highly recommended.



Guide Price £150,000

1 Train Lane | Pickering



Entrance Door

Leads to:

Open plan Living Kitchen

17'11" x 12'6" (5.46m x 3.81m)

Kitchen: Housing stainless steel single drainer sink unit with mixer tap over and set within rolled edge work surfaces with matching splash back. Tiled window sill, wall and base units incorporating drawer compartments, built in fridge, built in oven with four ring hob and extractor canopy over with tiled splash back. Central heating radiator, LVT flooring, breakfast bar, double glazed window to the rear elevation and door to outside.

Living Area: With useful understairs storage cupboard housing wall mounted gas fired central heating boiler, double glazed window to the front elevation, two central heating radiators, stairs to first floor landing, inset spot lighting and front door.

First Floor

Landing



Master Bedroom

12'5" max 9' min x 9'6" (3.66m'1.52m max 2.74m min x 2.90m)

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

Nursery/Study

7'3" x 5' (2.21m x 1.52m)

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

Shower Room

Recently re-fitted shower room with double shower cubicle, glass shower screen, shower unit, complimentary wall boarding, low flush w.c., vanity unit with inset wash hand basin with mixer tap over and cupboards below, chrome heated towel rail, double glazed window to the rear elevation and spot lighting.

Outside

There are two parking spaces, newly paved patio area to the rear with new fencing to the boundaries and side gate entrance.

Services

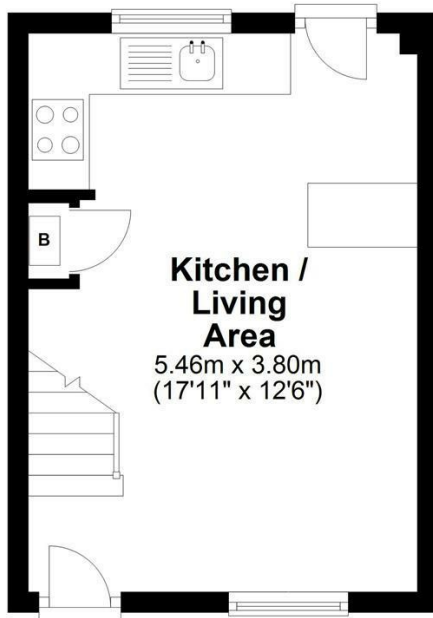
Mains electricity, gas, water and drainage.



1 Train Lane | Pickering

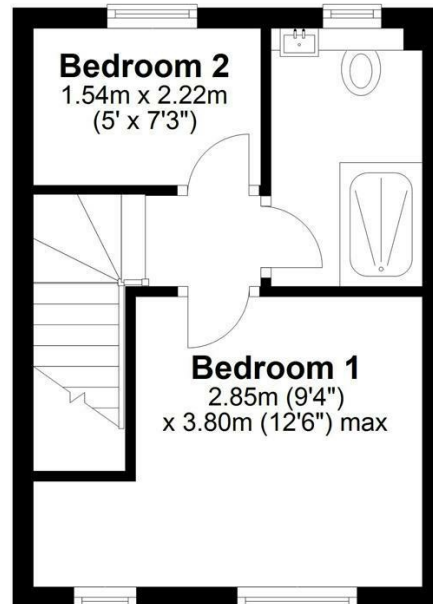
Ground Floor

Approx. 20.7 sq. metres (223.3 sq. feet)



First Floor

Approx. 20.7 sq. metres (223.3 sq. feet)



Total area: approx. 41.5 sq. metres (446.7 sq. feet)

1 Train Lane, Pickering

VIEWING

Strictly By Appointment with the agents

COUNCIL TAX BAND

B

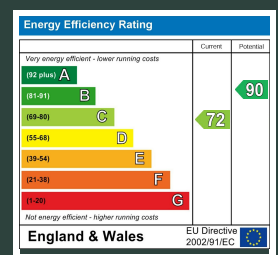
ENERGY PERFORMANCE RATING

C

St George's 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