



## 1 Train Lane | Pickering

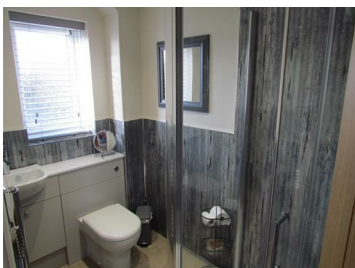
An end terraced house recently renovated and modernised to a high specification situated close to Pickering's excellent local shopping and transport facilities, and within easy walking distance of the town centre.

- End of terrace brick built property
- Open plan kitchen/living room
- Patio area; 2 no. parking spaces
- No smokers or pets
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy
- Convenient location within walking distance of the town centre
- Two bedrooms and bathroom
- To be let on an initial 6 month Assured Shorthold Tenancy
- Usual reference checks apply following an application
- Available immediately

**£695 PCM**



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## ACCOMMODATION ON THE GROUND FLOOR

### OPEN PLAN KITCHEN/LIVING ROOM

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

Living Area: With useful downstairs 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.

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.

## TO THE 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.

### BEDROOM 2

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.

## VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

## COUNCIL TAX BAND

We are verbally informed the property lies in Band B. Prospective tenants are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

## ENERGY PERFORMANCE RATING

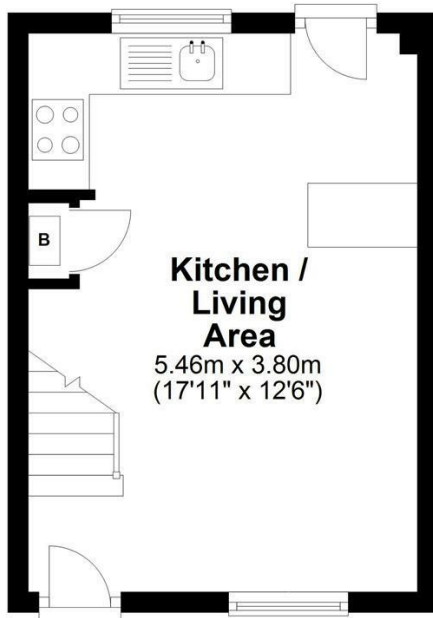
Assessed in Band C. The full EPC document can be viewed at our Malton office.



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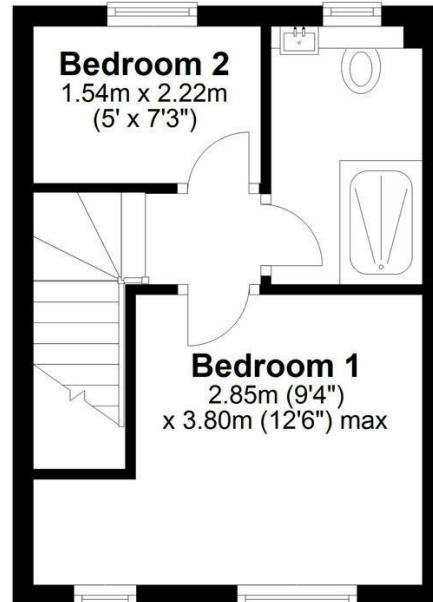
## Ground Floor

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

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### COUNCIL TAX BAND

B

### ENERGY PERFORMANCE RATING

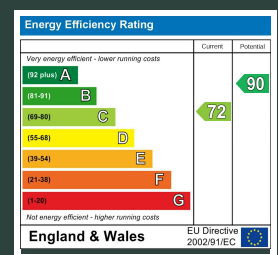
C

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**BC**  
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