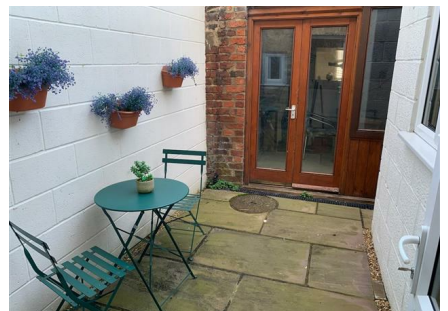


ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



64 POTTER HILL, PICKERING, YO18 8AF

A well presented mid terrace town house close to the town's centre that is currently run as a holiday letting property

- | | | |
|--------------|---------------------|---------------------|
| Entrance | Two Double Bedrooms | Courtyard Garden |
| Sitting Room | Bathroom | Garden Room/Utility |
| Kitchen | Double Glazing | Central Location |
| Dining Room | Gas Central Heating | EPC Rating E |

PRICE GUIDE: £185,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

www.rounthwaite-woodhead.co.uk

Description

Pickering is a thriving market town found at the foot of the North York Moors National Park, along the A170 Thirsk to Scarborough Road. As a result there are excellent links to the East Coast and City of York where the Intercity Service runs from London to Edinburgh. Pickering has a good range of shops, a Monday street market, well respected schools for all ages and amenities that include Doctors surgery, Dentist and library. There are also a wealth of recreational activities close to hand, such as Dalby Forest, The North York Moors Steam Train and Pickering Castle.

Potter Hill is located under a minutes walk from the central market place of Pickering. It is one of the older streets in the town lined by period terraced town houses and cottages. No.64 is a stone built mid terrace town house with accommodation spread over three floors and a rear court yard garden with a useful timber fronted garden room. Inside the accommodation has a sitting room to the front of the house and an opening to a fitted kitchen. The current owner has altered the layout of the ground floor moving the bathroom upstairs and instead offering a separate dining room. On the first floor there is a double bedroom and down the landing a well appointed bathroom. From the same landing a turned staircase rises to a second bedroom in the roof void.

General Information

Services: Mains gas, water and electricity are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations.

Council Tax: This holiday let is currently business rated and receives 'zero rated' small business relief.

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Pickering, YO18 7AA. Tel: 01751 4872800.

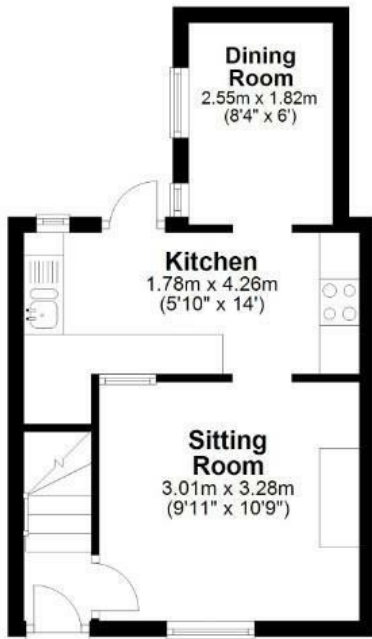
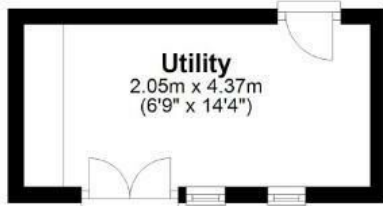
Directions: Arriving in Pickering and at the central roundabout (by the Forest & Vale Hotel) head West along the A170 heading towards Kirkbymoorside. Continue through the traffic lights by the Lidl supermarket and then take the next available right turn sign posted Potter Hill. No 64, being one of the first properties on the left hand side indicated by a Rounthwaite & Woodhead 'For Sale' Board

Postcode: YO18 7AF



Accommodation

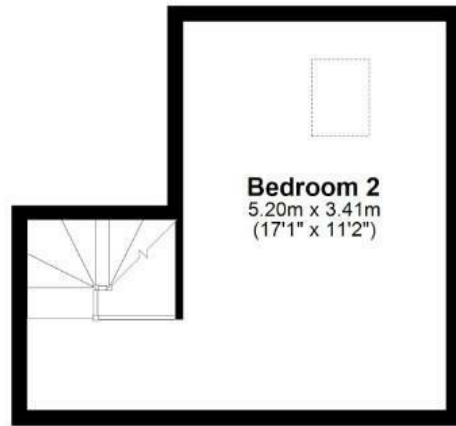
Ground Floor
Approx. 34.5 sq. metres (371.3 sq. feet)



First Floor
Approx. 20.9 sq. metres (224.8 sq. feet)



Second Floor
Approx. 20.9 sq. metres (224.8 sq. feet)



Total area: approx. 76.3 sq. metres (820.9 sq. feet)

64 Potter Hill, Pickering

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	70
	51
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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