

28 Park Street | Pickering, YO18 7AJ

Situated just a short walk of the town centre this stone cottage offers three bedroom accommodation together with gardens to the rear and views towards the North York Moors Railway.
The cottage offers flexible accommodation with sitting room, bathroom and two bedrooms to the ground floor, on the first floor there is a kitchen, and bedroom.
Lanscaped gardens with patios and lawned areas are to the rear together with summer house.
Park Street lies just off the Market Place where a good range of local amenities can be found with the coastal towns of Whitby and the city of York are all within a twenty five mile drive.
No Onward chain.
Viewing highly recommended.





Guide Price £250,000

BoultonCooper

BC Est. 1801

28 Park Street | Pickering







Accommodation Comprises

Entrance Door
Leads to lobby with door leading to sittingroom.

Sitting Room
With central heating radiator, part wood panelling to walls, exposed timbers to ceiling, fireplace, stone mantle and hearth with open fire, understairs storage cupboard, central heating radiator and window to the front elevation.

Ground Floor Bedroom
With central heating radiator, part wood panelling, exposed stone wall and timbers to ceiling. Window to front elevation.

Refitted Bathroom
Comprising panelled bath, double shower cubicle with shower unit, vanity unit with inset wash hand basin and cupboard below, low flush wc., chrome heated towel rail, built in cupboard and partial wall tiling, tiled flooring. Useful built in cupboard.

Separate W.C.
With low flush w.c., wash hand basin with tiled splash backs, window and exposed timbers, central heating radiator.

Ground Floor Bedroom
With double glazed window to the side elevation and central heating radiator.

First Floor

BC
Est. 1801



Galleried Landing
With part wood panelling, exposed stone walls, central heating radiator and double glazed window. Access to the roof space.

Kitchen
With wall and base units with roll edge work surfaces, tiled splashbacks, stainless steel sink unit with mixer taps over; Extractor canopy, space for under counter fridge and freezer, plumbing. for dishwasher, windows to the front and rear elevation, door to outside, central heating radiator.

Utility Cupboard
Accessed from the landing with plumbing for automatic washing machine, space for dryer, central heating radiator and shelving.

Bedroom
With wood panelling to walls, exposed wall trusses, window the front elevaiton and central heating radiator.

Outside
To the rear there is a concrete patio area, post and rail fencing, steps lead to pathway giving access to laid lawn, stone walling, second patio area. There is a summer house, brick built BBQ and garden sheds. Additional area to the side of the property with stone walling.

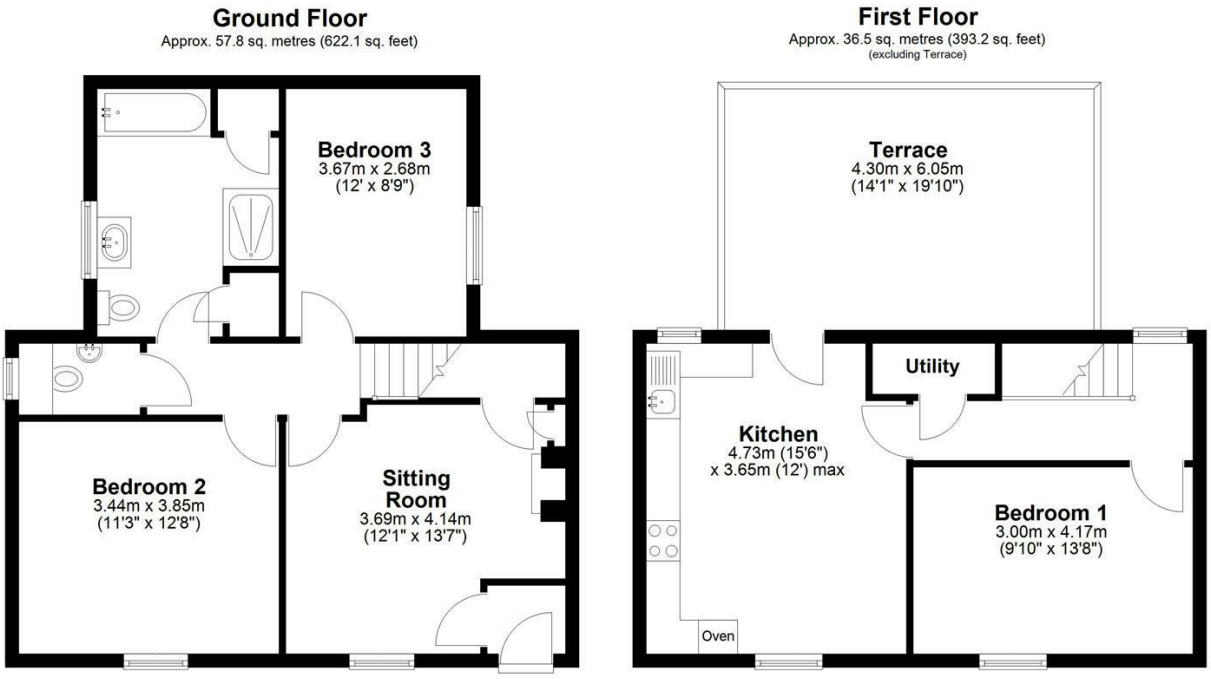
Services
Mains electricity, gas, water and drainage are connected.





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Total area: approx. 94.3 sq. metres (1015.3 sq. feet)

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VIEWING

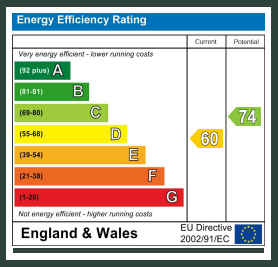
Strictly by appointment with the agents

COUNCIL TAX BAND

B

ENERGY PERFORMANCE RATING

D



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