



## 55 Potter Hill

, YO18 8AF

Offers Around £215,000



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, Pickering, YO18 8AF

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Nestled in the charming heart of Pickering, this delightful two-bedroom period cottage offers a perfect blend of traditional character and modern living. The property is beautifully presented throughout, ensuring a warm and inviting atmosphere from the moment you step inside. The interior boasts a contemporary design that complements the cottage's period features, creating a unique and stylish home. With no onward chain, this property is ready for you to move in and make it your own without delay. Outside, you will find an enclosed low-maintenance garden, ideal for enjoying the fresh air or entertaining guests. Additionally, the garden includes two brick-built outbuildings, providing ample storage or potential for a workshop or studio space. Living in this prime location means you are just a stone's throw away from the local amenities, shops, and attractions that Pickering has to offer. This cottage is not just a house; it is a wonderful opportunity to embrace a lifestyle in one of North Yorkshire's most picturesque towns. Whether you are a first-time buyer, a small family, or looking for a charming retreat, this property is sure to impress. Don't miss the chance to make this lovely cottage your new home.

- Two generous sized bedrooms
- Stunning open plan living/dining room with feature cottage beams
- Contemporary fitted kitchen with integrated appliances and space for a dining table
- Low maintenance enclosed garden with two outbuildings
- CHAIN FREE
- Located in the heart of Pickering

## Entrance Hall

Door to:

## Sitting Room / Dining

Wood effect flooring, feature beams to ceiling, 2 electric radiators, UPVC window to the front aspect, stairs to the first floor, telephone and TV points, open to:

## Kitchen / Diner

Wall and base units, ceramic sink unit with mixer tap, electric hob and oven with extractor hood above, slimline dishwasher, plumbed for washing machine, integrated fridge freezer, tiled splashback and wood effect flooring, UPVC window and double glazed door to the rear garden.

## First Floor Landing

Loft access, airing cupboard.

## Bedroom One

Electric radiator, two UPVC windows to the front aspect.

## Bedroom Two

Electric radiator, two UPVC windows to the side and rear aspects.

## Bathroom

Skylight window, low flush WC, vanity wash basin, panel bath with electric rainfall shower with additional attachment, chrome heated towel rail, part tiled walls and extractor fan.

## Exterior

Fenced and enclosed, low maintenance rear garden with side access.

## Outbuildings

Two outbuildings that are ideal for storage.

## Front

Steps and property flush to kerb. On-street parking.

## Services

Mains connected to electric, water and drainage.

Tel: 07515763622

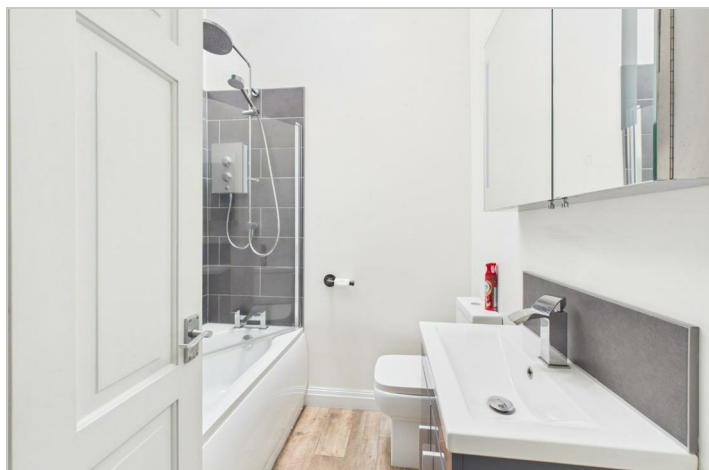
Modern energy efficient electric heating throughout the property.

### Pickering

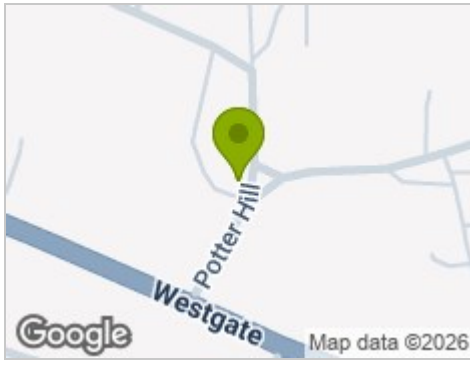
Pickering is a bustling and vibrant market town set on the edge of the North York Moors, and home to the North Yorkshire Moors Railway Station. This town offers plenty of shops and local amenities, as well as having a good primary and secondary schools. Situated between Scarborough, Whitby, Helmsley and a 20 minute drive to the nearby market town of Malton, which offers fantastic transport links for commuters to York, Leeds and London via rail and bus links.

### AML Checks

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out identity checks on all purchasers. A charge of £23.50 (plus VAT) per person will be payable to cover the cost of these checks. This fee is non-refundable and is payable upon acceptance of an offer.



## Road Map



## Hybrid Map



## Terrain Map



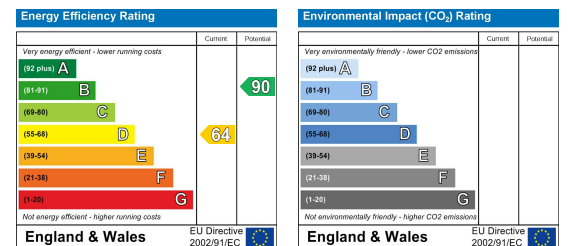
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.