

## 4 KIRKHAM LANE PICKERING



**A characterful stone cottage, situated in a convenient position only a stone's throw from the centre of the town. Currently a successful holiday cottage**

Attractively appointed, modern accommodation amounting to 820 square feet.

Open plan living and dining room – breakfast kitchen

Two first floor double bedrooms, one with en-suite shower room and the main house bathroom

Second floor double bedroom with en-suite cloakroom

Sheltered courtyard garden with storage sheds.

Upvc double glazing and gas fired central heating

**No Onward Chain**

### **GUIDE PRICE £199,000**

**A charming stone and brick character cottage, currently run as a successful holiday let, but equally well suited for full time living, amounting to just over 800 square feet in total.**

4 Kirkham Lane is a quirky and characterful stone cottage located just off Whitby Road only a short walk from Pickering Market Place. The cottage provides a deceptively spacious amount of accommodation, arranged over three floors and is attractively presented throughout with modern fixtures and fittings throughout. A popular and thriving holiday cottage, the property offers excellent investment potential, but equally provides versatile accommodation well suited to be lived in full time.

In brief the cottage provides the following: entrance hall, front facing sitting room with open fire, open through to the dining room and an adjoining breakfast kitchen. Upstairs are three bedrooms, arranged over two floors. Two have en-suite facilities and there is the main house bathroom. The property is uPVC double glazed throughout and has gas fired central heating.

At the front is a private, enclosed courtyard garden, with a pair of useful storage buildings. Parking is on-street and Eastgate Carpark lies directly opposite the cottage where permit parking is available.

Pickering is a bustling market town, famous for its castle and steam railway, and located on the southern boundary of the North York Moors National Park and close to the heritage coastline. The town offers a wide range of amenities, including primary and secondary school, sports centre, restaurants, public houses and an array of retailers.

### **ACCOMMODATION COMPRISES**

#### **ENTRANCE VESTIBULE**

Timber front door. Glazed inner door.

#### **LIVING/ DINING ROOM**

6.70 m (22'0") x 3.30 m (10'10") max

A triple aspect room with windows to the front and sides. Beamed ceiling. Open fire with timber mantel and a tiled hearth. Laminate floor. Radiator. Television point. Open tread stairs to the First Floor. Open through to:



#### **BREAKFAST KITCHEN**

5.00 m (16'5") max x 2.80 m (9'2")

Range of fitted kitchen cabinets incorporating stainless steel sink unit. Integrated electric oven with four ring hob and extractor hood overhead. Washing machine point. Automatic washing machine point. Radiator. Window to the front. Cupboard housing the gas fired central heating boiler. Tiled floor. Beamed ceiling. Breakfast bar seating.



## FIRST FLOOR

### LANDING

Casement window to the front. Stairs to the Second Floor.

### BEDROOM ONE

2.90 m (9'6") x 2.57 m (8'5")

Casement window to the front. Radiator. Pair of fitted wardrobes.



### EN-SUITE SHOWER ROOM

1.20 m (3'11") x 0.90 m (2'11")

Walk in corner shower cubicle. Low flush WC. Wash hand basin. Chrome heated ladder rail. Extractor fan.



### BEDROOM TWO

3.50 m (11'6") x 2.00m (6'7")

Casement window to the front. Radiator. Beamed ceiling.



### BATHROOM

2.40 m (7'10") x 1.40 m (4'7")

Double width walk in shower. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Tiled floor. Window to the rear.



**SECOND FLOOR** - Fitted storage. Exposed beams.

**BEDROOM THREE**

4.00 m (13'1") x 3.51 m (11'6")

Casement window to the front. Exposed beams. Radiator.



**SEPARATE WC**

Low flush WC. Wash hand basin. Casement window to the front. Exposed beams.

**OUTSIDE**

4 Kirkham Lane is set back behind a high wall, affording it a good degree of privacy and shelter. The courtyard garden is enclosed to all sides, ideal for container gardening with space for an outside dining table. There are two storage sheds, providing useful storage. There is an outside water and electric supply.

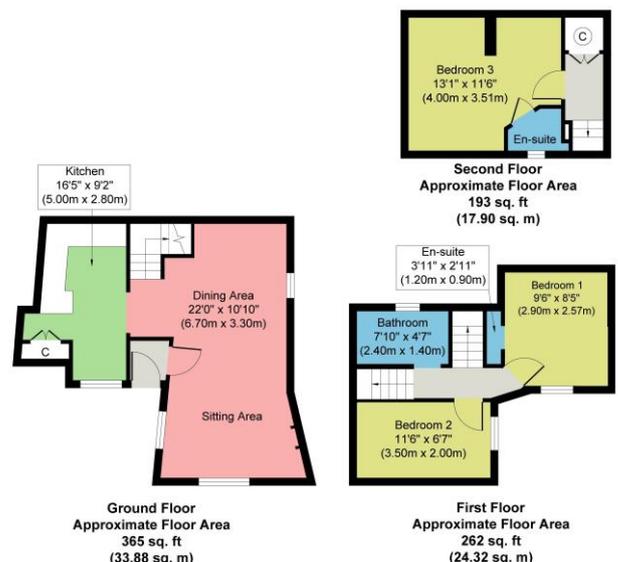


**GENERAL INFORMATION**

Services: Mains water, gas, electricity, and drainage  
 Council Tax: Band B  
 EPC: Current. Potential tbc  
 Postcode: YO18 7AS  
 Tenure: We understand that the property is freehold with vacant possession upon completion.  
 Viewing: Strictly by appointment through the agents Pickering office

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 within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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