



5 Park Street | Pickering, YO18 7AJ.

A charming terrace cottage situated just off the main market place of Pickering and close to the North York Moors Steam railway. The cottage is currently run as a successful holiday let business and offers beautifully presented and spacious accommodation with modern fittings together with garden to the rear. The accommodation briefly comprises Entrance porch, sitting

room, kitchen with dining area and down stairs shower room. To the first floor there are two bedrooms one with a connecting bedroom/large dressing room or office space and re-fitted bathroom. To the rear there is a lovely rear garden with patio/gravelled areas providing a good outside space with mature shrubs and trees together with summer house and garden sheds.



Guide Price £220,000

5 Park Street | Pickering



Accommodation comprises

Attractive Entrance Door

Leads to:

Entrance Porch

With tiled flooring, large built in cupboard, meter cupboard.

Sitting Room

16'1" x 14'5" (4.90m x 4.39m)

With feature fireplace having wooden mantle, tiled hearth with electric stove inset. Shelving to the side of the chimney breast with small cupboard below.

Display and shelving for books, exposed timbers to ceiling, two double glazed windows to the front elevation with window seats.

Beautiful stained glass internal window, laminate flooring, central heating radiator and stairs to first floor landing.

Spacious Dining Kitchen

14'6" x 21'1" (4.42m x 6.43m)

Comprising 'Frankie' sink with mixer tap over, shaker style units with complimentary work surfacing and tiled splash backs, wall and base units, pull out larder unit, built in fridge freezer, drawer compartments, plumbing for automatic washing machine, display shelving, spot lighting to ceiling.

Double glazed window to the rear elevation with tiled window sill.

Dining Area with double glazed windows, door to outside and lantern window to ceiling, spot lighting, central heating radiator.

Shower Room

Comprising shower rose and shower attachment, wash hand basin and tiled splash back, low flush w.c., spot lighting.

First Floor

Landing with access to roof space



Bedroom to the rear

9'7" x 10'10" (2.92m x 3.30m)

With double glazed window to the rear elevation, central heating radiator, built in double wardrobe with cupboards above.

Bedroom to the front

13' x 12' (3.96m x 3.66m)

With double glazed window fitted wardrobes with hanging space and shelving, double glazed window to the front elevation, central heating radiator.

Connecting door leads to bedroom three.

Connecting Bedroom/Study

8'1" x 7'3" (2.46m x 2.21m)

With double glazed window to the front elevation, built in cupboard, wall mounted Worcester boiler.

Bathroom

Re-fitted with roll top bath on claw feet, shower attachment, wash hand basin with mixer tap over, low flush w.c., partial wall tiling, shaver point, double glazed window to the rear elevation with tiled window sill, spot lighting to ceiling, chrome heated towel rail and laminate flooring.

Outside

There is a garden to the rear with large raised patio and gravelled area, steps leads to an additional garden with laid lawn and established flower/shrubbery borders and various trees and shrubs. SUMMER HOUSE and garden sheds.

Services

Mains electricity, gas, water and drainage.

Agent Note

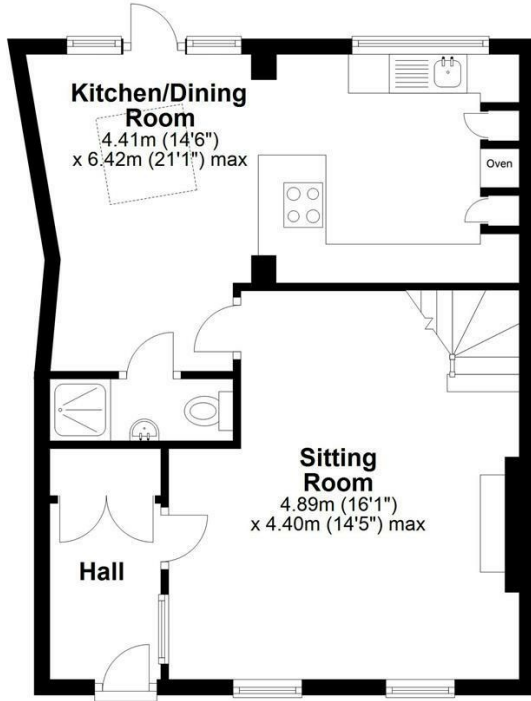
There is a right of way to the very end of the garden for neighbouring properties.



5 Park Street | Pickering

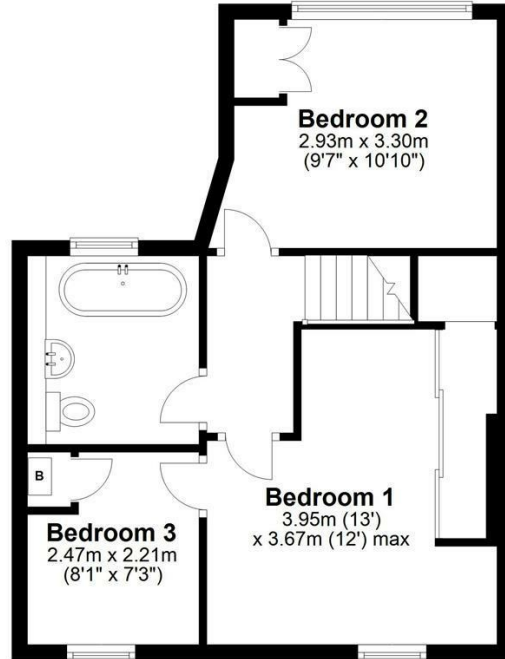
Ground Floor

Approx. 48.7 sq. metres (523.8 sq. feet)



First Floor

Approx. 40.7 sq. metres (437.9 sq. feet)



Total area: approx. 89.4 sq. metres (961.8 sq. feet)

5 Park Street, Pickering

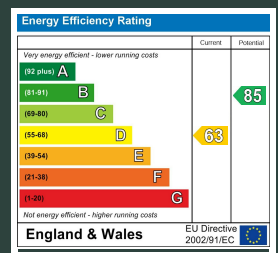
VIEWING

Strictly by appointment with the agents

COUNCIL TAX BAND

ENERGY PERFORMANCE RATING

D



St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk

boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801