



## 25, Outgang Road, Pickering. YO18 7EW

Number 25 Outgang Road is a nicely presented two bedroom end of terrace cottage property together with rear garden.

The accommodation which lies on two floors enjoys the benefit of gas fired central heating and uPVC double glazed windows and comprises generous sitting room and breakfast kitchen on the ground floor with two bedrooms and bathroom on the first floor.

Externally there is a garden to the rear.

The cottage lies within walking distance of the centre of the market town of Pickering where a good range of local amenities and recreational facilities can be found.



**Guide Price £175,000**



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## Accommodation comprises

### Entrance door

Leads to:

### Generous Sitting room

Having feature fireplace and wooden surround, log burner, two fitted cupboards to either side of the chimney breast, laminate flooring, central heating radiator and stairs to first floor landing.

### Breakfast Kitchen

Comprising Belfast sink set within wood block work surfaces with tiled splash backs, wall and base units incorporating drawer compartments, built in oven with four ring hob and extractor canopy over, plumbing for automatic washing machine, double glazed window to the rear elevation, built in cupboard and door to outside.

### First Floor

### Landing

With access to roof space.



### Bedroom One

With built in cupboards, double glazed window to the front elevation and central heating radiator.

### Bedroom Two

With central heating radiator and double glazed window to the rear elevation.

### Bathroom

Comprising panelled bath with electric shower over and shower attachment to bath taps, vanity unit with inset wash hand basin with mixer tap and cupboard below, low flush w.c., built in cupboard housing wall mounted boiler and further storage and heated towel rail.

### Outside

One brick built outbuilding and outside tap. Rear garden being laid to lawn with flower and shrubbery borders and garden shed.

### Services

Mains gas, electric, water and drainage are connected.

### Note

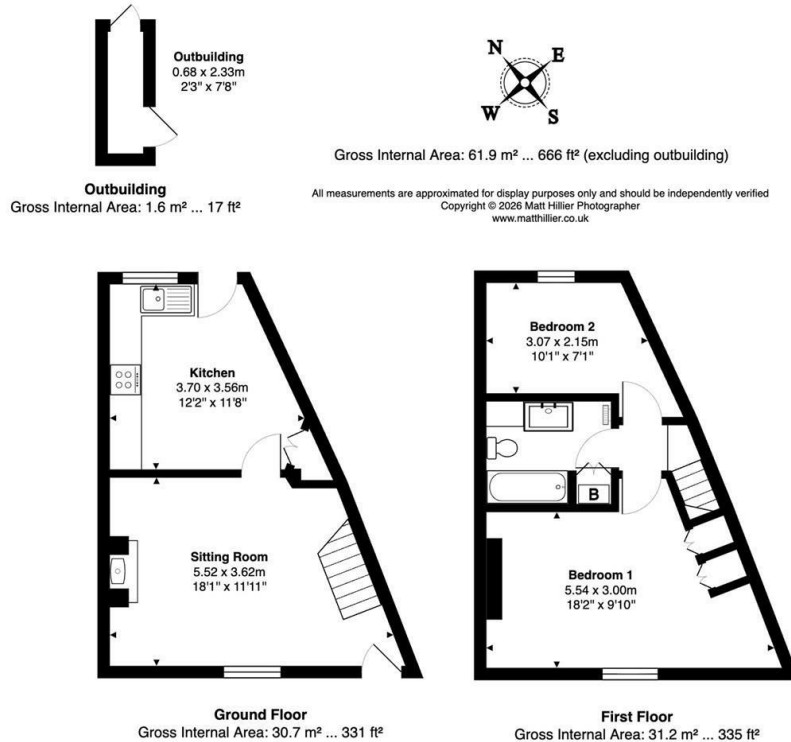
There is a shared access to the rear of the cottage and to the side.





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