



## 49 Goslipgate | Pickering, YO18 8DQ

Situated within a short walk of the town centre this mid terrace property offers great potential as a first home, requiring some modernisation there is potential to create a spacious family home with generous gardens to the rear together with outbuilding. The accommodation comprises: Entrance hallway, sitting room, kitchen/diner, sun room and

cloakroom. To the first floor there are three bedrooms and shower room.

To the front of the property there is a low maintenance garden with mature shrub planting. To the rear there is a large garden with patio area/seating areas together with outbuilding.

NO ONWARD CHAIN.



**Guide Price £197,500**



## 49 Goslipgate | Pickering



### Accommodation Comprising

#### Entrance Door

Leads to hallway.

#### Entrance Hallway

With central heating radiator and stairs to first floor landing.

#### Sitting Room

11'11" x 14'6" (3.63m x 4.42m)

With brick fireplace with wooden mantle and multi fuel stove, cupboards to the recesses of fireplace and two display cabinets, coving to ceiling, dado rail, double glazed window to the front elevation and central heating radiator.

#### Kitchen

8'5" x 14'4" (2.57m x 4.37m)

Comprising single drainer sink unit set within rolled edge work surfaces with tiled splash backs and tiled window sill. Further wall and

base units incorporating drawer compartments, cooker with extractor canopy over. Wall mounted boiler, plumbing for automatic washing machine, breakfast bar, central heating radiator, two double glazed windows to the rear elevation, tiled flooring, door to lobby and cloakroom.

#### Lobby

With understairs storage cupboard.

#### Cloakroom

With low flush w.c. and radiator.

#### Sun Room

6' x 15'3" (1.83m x 4.65m)

Having double glazed windows, wood panelling to walls, double glazed velux window, insulated roof, door to outside, central heating radiator.

#### First Floor

#### Landing





### Bedroom One

11'11" x 10'1" (3.63m x 3.07m)

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

### Bedroom Two

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

Double glazed window to the rear elevation, and central heating radiator.

### Bedroom Three

8'6" x 7'5" (2.59m x 2.26m)

Double glazed window to the front elevation, central heating radiator.

### Shower Room

Comprising shower cubicle with shower unit, wash hand basin with cupboard below, low flush w.c., partial wall tiling, double glazed windows, central heating radiator.

### Outside

Low maintenance front garden with retaining brick wall to the front and gate, pathway leading to front door, gravelled area and shrubs. To the rear there is an enclosed patio area. Additional rear garden with paved areas, raised beds and garden sheds.

### Services

Mains electricity, gas, water and drainage are connected.

### NOTE

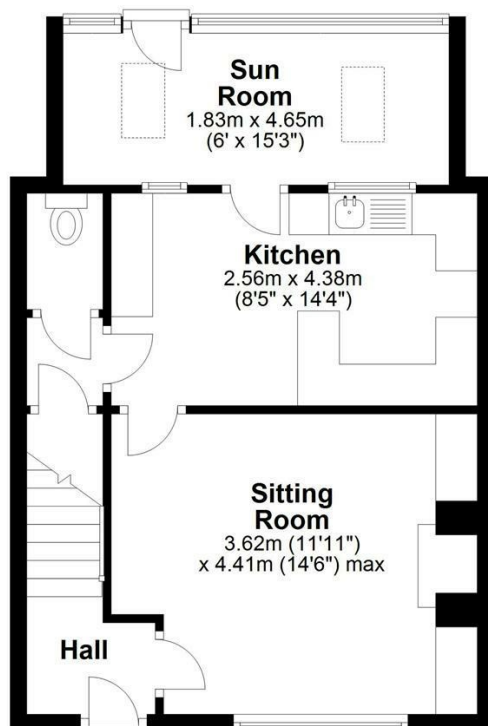
A pathway to the rear of the properties provides pedestrian access for neighbouring properties.



# 49 Goslipgate | Pickering

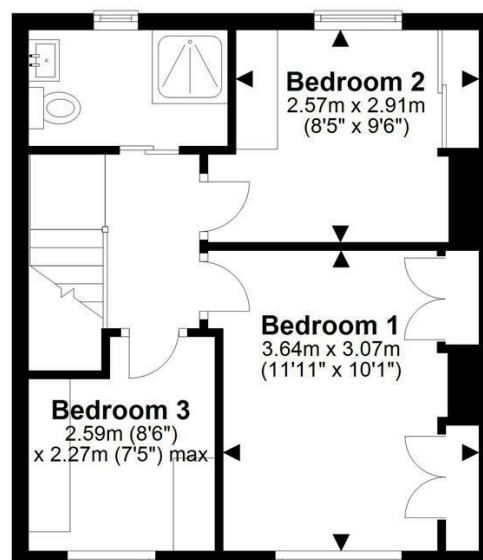
## Ground Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



## First Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



Total area: approx. 76.9 sq. metres (827.7 sq. feet)

**49 Goslipgate, Pickering**

## VIEWING

Strictly by appointment with the agents.

## COUNCIL TAX BAND

B

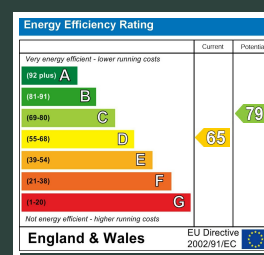
## ENERGY PERFORMANCE RATING

D

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

t: 01751 472724

e: pickering@boultoncooper.co.uk



[boultoncooper.co.uk](http://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