



## 19 Westgate | Pickering. YO18 8BA

An attractive terraced cottage with south facing garden, off road parking with access gained from Firthland Road. The immaculately presented accommodation which includes a range of wealth and character includes: reception hallway, open plan living to the ground floor incorporating breakfast kitchen. To the first floor there are two bedrooms and

family bathroom, then staircase leading to attic bedroom with ensuite. Attractive south facing rear garden and off road parking. The property is situated to the West of Pickering town centre where a good range of local amenities and recreational facilities can be enjoyed.



**Guide Price £285,000**

# 19 Westgate | Pickering



## Accommodation Comprises

### Entrance Door

Leads to Lobby

### Entrance Lobby

With stairs to first floor landing, wooden flooring, door through to open plan living area.

### Sitting Room

With wooden flooring, feature fireplace with brick surround, tiled hearth, multi burning stove. Double glazed window to the front elevation, understairs storage cupboard.

### Dining Area

With brick archway having inset shelving, wooden floor, central heating radiator.

### Breakfast Kitchen

Having a range of good quality units

comprising 1 1/2 bowl drainer sink unit with mixer tap over, rolled edge work surface, and tiled splash backs, numerous wall and base units incorporating drawer compartments and deep pan drawers. Built in oven with four ring hob and extractor canopy over, built in dishwasher, plumbing for automatic washing machine, double glazed patio doors lead to the rear garden, and spot lighting to the ceiling,

## First Floor

### Galleried Landing

Central heating radiator.

### Bedroom Three/Study

With fitted mirror, double glazed window to the rear elevation, central heating radiator.



## Bedroom Two

Window to the front elevation, central heating radiator, feature fireplace.

## Bathroom

Comprising panelled bath with tiled panel, shower attachment, pedestal wash hand basin, low flush w.c., chrome heated towel rail, spot lighting, double glazed window to the rear elevation, tiled flooring, partial wall tiling, shaver point.

## Stairs lead to Second Floor Landing

With double glazed velux window.

## Master Bedroom One

With two double glazed velux windows, under eaves storage, spot lighting, central heating radiator.

## En Suite

Comprising shower cubicle with

shower unit, pedestal wash hand basin, low flush w.c., partial wall tiling, tiled flooring, double glazed velux window, central heating radiator, extractor fan and spot lighting.

## Outside

Attractive rear garden with patio area and pathway, laid lawn with flower/shrubbery borders, gate leads to off road secure parking for two cars with access from Firthland Road.

## Services

Mains gas, electricity, water and drainage are connected.

## Agent Note

Access to the parking space is via land owned by a neighbouring property of which Number 19 has a right of way.



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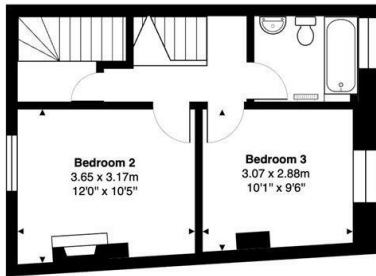
**Second Floor**

Gross Internal Area: 26.6 m<sup>2</sup> ... 286 ft<sup>2</sup>



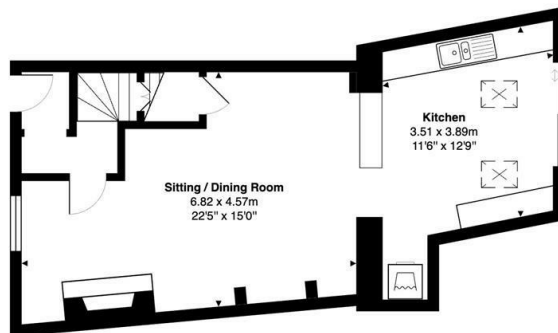
Gross Internal Area: 110.5 m<sup>2</sup> ... 1190 ft<sup>2</sup>

All measurements are approximated for display purposes only and should be independently verified  
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**First Floor**

Gross Internal Area: 33.4 m<sup>2</sup> ... 360 ft<sup>2</sup>



**Ground Floor**

Gross Internal Area: 50.5 m<sup>2</sup> ... 544 ft<sup>2</sup>

**VIEWING**

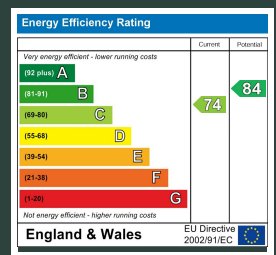
By appointment with the Agents, Pickering Office. Tel: 01751 472724

**COUNCIL TAX BAND**

Band B.

**ENERGY PERFORMANCE RATIN**

C



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**BC**  
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