



92 Firthland Road | Pickering, YO18 8DB

92 Firthland Road, is a two bedroom end terrace house occupying a corner position together with driveway parking, garage and garden. The accommodation which is in need of some up-dating comprises entrance hallway, sitting room, kitchen and cloakroom on the ground floor with two bedrooms

and shower room on the first floor all of which enjoys the benefit of gas fired central heating and double glazing. Firthland Road is situated on the western side of Pickering but is within walking distance of the local amenities and recreational facilities which the market town of Pickering offers.

Guide Price £162,950





Accommodation Comprises

Entrance door

Leads to:

Reception Hallway

With stairs to first floor landing, central heating radiator.

Sitting Room

15'11" x 10'5" (4.85m x 3.18m)

With stone fireplace incorporating hearth and mantle with side plinths, electric fire.

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

Kitchen

15'11" max 10' min x 9'4" max 6' min
(4.85m max 3.05m min x 2.84m
max 1.83m min)

Comprising single drainer sink unit set within rolled edge work surfaces with mixer tap over, wall and base units incorporating

drawer compartments with tiled splash backs, electric cooker point, three double glazed windows, central heating radiator.

Walk in Pantry/Storage Cupboard

Rear Porch

With built in store, door to cloakroom.

Cloakroom

Housing low flush w.c, with window.

First Floor

Landing

With access to roof space, built in cupboard, alcove with recess with wall mounted boiler.



Bedroom One

14'9" x 10'6" (4.50m x 3.20m)

With fitted wardrobes, double glazed window to the front and side elevation, central heating radiator and additional built in cupboard.

Bedroom Two

10' x 9'4" (3.05m x 2.84m)

With built in cupboard, built in wardrobe, central heating radiator and double glazed window to the front and side elevations.

Re-fitted Shower Room

Comprising shower cubicle with shower unit and wall boarding, pedestal wash hand basin, low flush w.c., double glazed window.

Outside

To the front garden there is a laid lawn with flower/shrubbery borders. Driveway leading to the GARAGE

with up and over door, light and power, garden shed.

The garden to the rear is cultivated.

Services

Mains electricity, gas, water and drainage are connected.

Agent Note

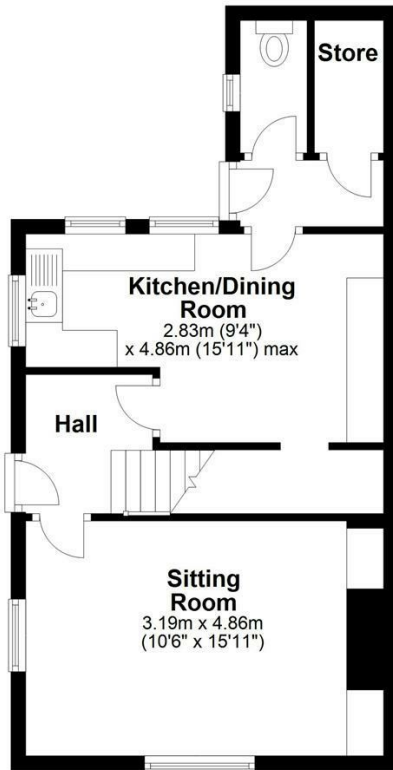
We wish to notify that the vendors are related to a staff member.



92 Firthland Road | Pickering

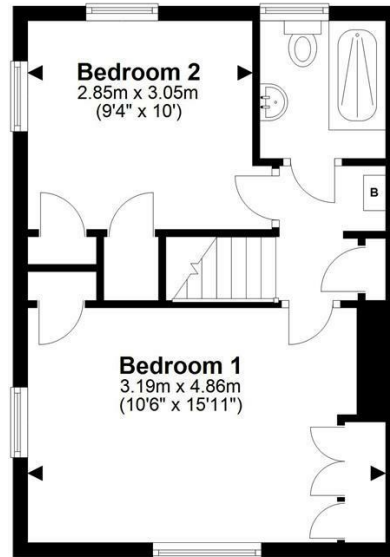
Ground Floor

Approx. 40.1 sq. metres (431.7 sq. feet)



First Floor

Approx. 34.5 sq. metres (370.8 sq. feet)



Total area: approx. 74.6 sq. metres (802.5 sq. feet)

92 Firthland Road, Pickering

VIEWING

Strictly By Appointment with the agents.

COUNCIL TAX BAND

C

ENERGY PERFORMANCE RATING

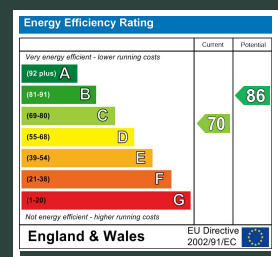
C

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