111 Eastgate | Pickering, YO18 7DW

A charming three storey terrace town house situated on the tree lined street of Eastgate. The property is beautifully presented throughout and offers spacious accommodation ideal for family life. There is access to private off road parking from Outgang Road as well as courtyard and lawned garden.

The accommodation comprises; Entrance hallway, sitting room, kitchen, dining room to the ground floor. Master Bedroom, one further double bedroom and shower room to the first floor. Galleried landing to the second floor leads to two further spacious bedrooms and bathroom. The total floor area of 1508ftsq includes a games room/home office space.

Pickering is a popular market town set on the edge of the North York Moors National park and offers a good range of leisure and shopping facilities together with schooling for all ages.

Viewing is highly recommended to appreciate this versatile and beautifully presented home.

Guide Price £335,000

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Accommodation Comprises

Entrance Door
Leads to reception hallway.

Reception Hallway
With tiled and wooden flooring, built in understairs storage cupboard, covered radiator and part wood panelling to wall. Doors to sitting room and dining room.

Dining Room
12' x 10'7" (3.66m x 3.23m)
With double glazed window to the front elevation, central heating radiator and coving to ceiling. Double door leading into sitting room.

Sitting Room
16'8" x 10'4" (5.08m x 3.15m)
With central heating radiator, alcove, coving to ceiling, trap door leads down to a cellar, double door leading into the kitchen.

Kitchen
9'8" x 12' (2.95m x 3.66m)
Having Belfast sink set within granite work surfaces with granite upstands. Wall and base units incorporating drawer compartments, Rangemaster oven with tiled splash back, double glazed french doors opening onto the outside courtyard. Double glazed window to the rear elevation, tiled flooring, double glazed velux window.

First Floor

Landing
With part wood panelling to walls, central heating radiator, double glazed window to the front elevation, stairs lead off to second floor.

Master Bedroom
12' x 10'8" (3.66m x 3.25m)
With fitted wardrobes and cupboards above, double glazed window to the front elevation and central heating radiator.

Bedroom Two
12'6" x 9'3" (3.81m x 2.82m)
With built in cupboard, double glazed window to the front elevation and central heating radiator.

Shower Room
Comprising shower cubicle with shower unit, pedestal wash hand basin, low flush w.c., central heating radiator, tiled walls, built in cupboard and spot lighting.

Second Floor

Stairs lead to Second Floor Landing.
Galleried landing with a generous built in cupboard, featuring a fitted ladder giving access to the boarded roof space; window to the front elevation.

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Bedroom Three
10'11" x 12'1" (3.33m x 3.68m)
With wood flooring, central heating radiator, double glazed window to the front elevation.

Bedroom Four
11'8" x 10'9" (3.56m x 3.28m)
Central heating radiator and double glazed window to the rear elevation.

Bathroom
Comprising panelled bath, pedestal wash hand basin and low flush w.c., partial wall tiling and central heating radiator, double glazed window to the rear elevation.

Outside
South facing courtyard leading to versatile games room/home office outbuilding. A further pathway, flanked by lawn, dry-stone walls and established flower and shrub borders, continues down to the private parking area, which is owned and accessed from Outgang Road, along with an additional storage shed.

Games Room/Home Office
With wood laminate flooring, double glazed velux window, double and single glazed window, light and power providing a useful and versatile space

Cellar
7' x 9'1" (2.13m x 2.77m)
Accessed from sitting room

Services
Mains electricity, gas, water and drainage.

Note
Recent improvements have been made to the property
Fensa certificate available for the windows that were replaced and french doors from the kitchen completed in 2023.
New carpets fitted throughout.
The cellar has been tanked.

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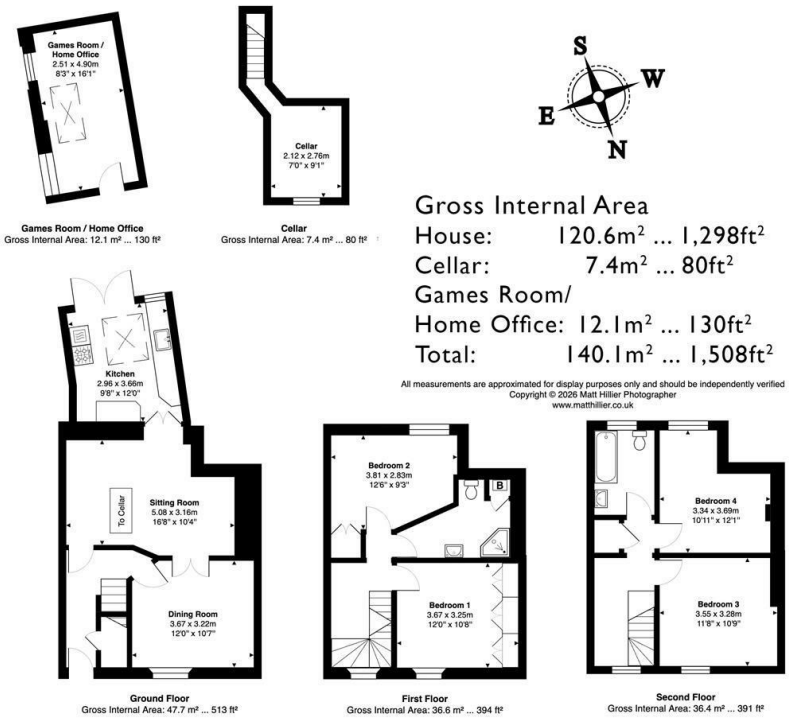

Gross Internal Area
House: 120.6m² ... 1,298ft²
Cellar: 7.4m² ... 80ft²
Games Room/
Home Office: 12.1m² ... 130ft²
Total: 140.1m² ... 1,508ft²

All measurements are approximated for display purposes only and should be independently verified
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VIEWING

Strictly by appointment of the agents

COUNCIL TAX BAND

C

ENERGY PERFORMANCE RATING

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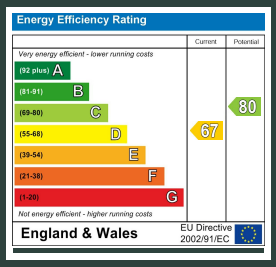

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