51 Eastgate | Pickering, YO18 7DU

A comprehensively and sympathetically renovated late Victorian town house providing immaculately presented accommodation completed to an exacting specification and standard situated in an established residential area within the town's conservation area. The house, which is built partly of brick and partly in stone under a slate roof provides comfortable accommodation on three levels. Exernally to the rear there is a pleasant enclosed patio garden and large separate, but secluded, garden plot.

Features within the house include oak strip flooring at ground level, oak doors and fitted cabinets, plaster ceiling cornice, high specification bathroom and well designed and fitted kitchen. Full central heating is provided.

Eastgate is a pleasant tree lined road with broad grass verges located on the east side of town on the Scarborough road. No 51 is on the north side with south facing front elevation approximately half way along within an easy walk of the town centre.

Pickering is an historic market town with many attractions and excellent amenities situated at the foot of the North York Moors National Park.

Guide Price £260,000

BoultonCooper

BC
Est. 1804

51 Eastgate | Pickering

Accommodation Comprises

Entrance door
Leads to:

Sitting Room
11'1" x11'10" (3.38m x3.61m)

With wooden flooring, feature fireplace having attractive wooden mantle, tiled hearth and log burner, coving to ceiling, modern slim line wall mounted radiator, double glazed sash window to the front elevation and coving to ceiling.

Inner Hallway
With stairs to first floor landing.

Dining Room
11'1" x 11'10" (3.38m x 3.61m)

With wooden flooring, understairs storage cupboard, feature fireplace having attractive wood mantle, brick inset and hearth, exposed timbers to ceiling, wall mounted slim line central heating radiator, display shelving. Steps lead into the Kitchen.

Kitchen
5'11" x 11'10" (1.80m x 3.61m)

Comprise ceramic single drainer sink unit with mixer tap over, wall and base units incorporating drawer compartments with tiled splash backs, wood block work surfaces. Built in oven with four ring hob and extractor canopy over, built in fridge freezer, built in slim line dishwasher. Double glazed upvc window to the rear elevation and door to rear lobby.

Rear Lobby
part wood panelling to walls, spot lighting, upvc door to outside and door to shower room.

Shower Room
Comprising shower cubicle with shower unit and wall boarding, vanity unit with inset wash hand basin, mixer tap over and cupboards below, tiled splash backs, low flush w.c., wall mounted electric heater and spot lighting, extractor fan and double glazed window.

First Floor

Landing
With good size fitted cupboard with hanging space and shelving.

Bedroom One
10'5" x 11'2" (3.18m x 3.40m)

Double glazed sash window to the front elevation, central heating radiator and coving to ceiling.

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Spacious Bathroom

Comprising free standing bath on claw feet with telephone style shower attachment, good sized shower cubicle with shower unit being tiled, pedestal wash hand basin, low flush w.c., fully tiled walls and tiled flooring. Traditional style radiator, fitted cupboard housing wall mounted gas fired central heating boiler and cupboard below with shelving. Double glazed sash window to the rear elevation,, heart shaped opaque window, extractor fan and feature window to the landing and chrome heated towel rail.

Second Floor

Landing

Bedroom Two(to the front elevation)

11'4" x 11'10" (3.45m x 3.61m)

With doubele glazed sash window, central heating radiator, wood panelling to ceiling and partial wood panelling to walls. Access to roof space.

Bedroom Three (to the rear elevation)

11'2" x 11'11" (3.40m x 3.63m)

Central heating radiator, double glazed sash window to the rear elevation, built in wardrobes with hanging space and shelving with cupboards above. Wood panelling to ceiling and partial wood panelling to walls.

Outside

Enclosed paved courtyard with stone wall to the boundaries, garden gate and outside tap. Good sized garden with laid lawn, seating area with flower and shrubbery boarders and various outbuildings and summerhouse

Services

Mains electricity, gas, water and drainage are connected.

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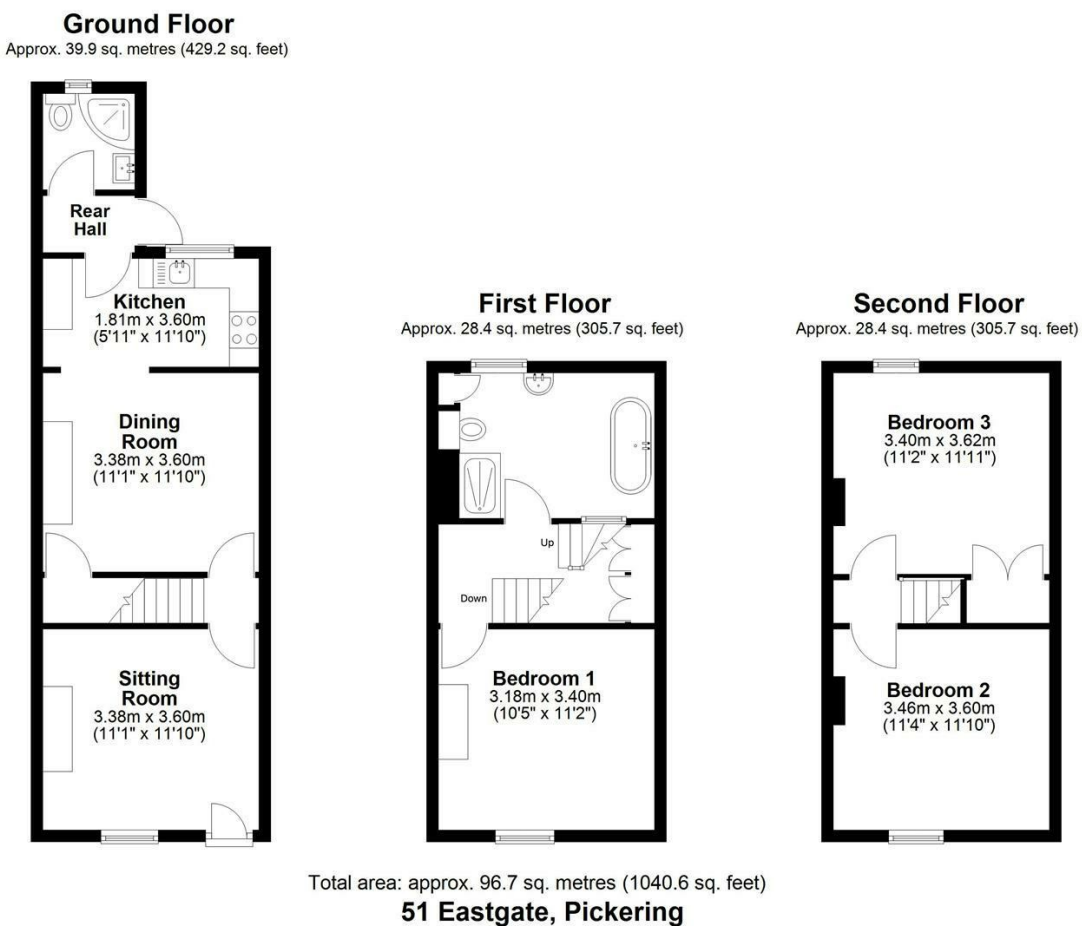


Total area: approx. 96.7 sq. metres (1040.6 sq. feet)

51 Eastgate, Pickering

VIEWING

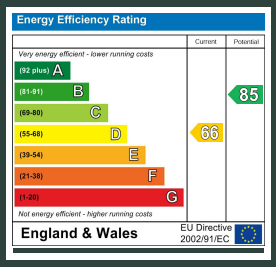
Strictly by appointment with the agents

COUNCIL TAX BAND

B

ENERGY PERFORMANCE RATING

D



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BC Est. 1801