



43 Goslipgate | Pickering. YO18 8DQ

A three bedroom semi-detached family home offering immaculately presented accommodation lying over two floors together with good parking and gardens. The accommodation provides entrance hall, sitting room with multi burning stove, fitted dining kitchen with extensive range of units including built in appliances and utility on the ground floor with three

bedrooms and bathroom on the first. Externally there is good driveway parking to the front with enclosed garden to the rear with patio and lawned area.



Guide Price £245,000

BoultonCooper

BC
Est. 1804

43 Goslipgate | Pickering



Entrance Door

Leads to :

Reception Hallway

Central heating radiator, stairs to first floor landing.

Good sized Sitting Room

With Multi burning stove, coving to ceiling, double glazed window to the front elevation, central heating radiator.

Spacious Dining Kitchen

Comprising 1 1/2 bowl drainer sink unit with mixer tap over, set within rolled edge work surfaces with splash back, extensive range of wall and base units incorporating drawer compartments,, two built in ovens and five ring gas hob, extractor canopy with splash back, built in dishwasher, built in fridge freezer, spot lighting, central heating radiator, understairs storage cupboard. Double doors open onto the rear patio, door to utility room.

Utility Room

With wall mounted boiler, window to the rear elevation, plumbing for automatic washing machine, rolled edge work surfaces, tiled flooring and door to outside.

First Floor

Landing

With access to roof space and double glazed window.





Bedroom One

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

Bedroom Two

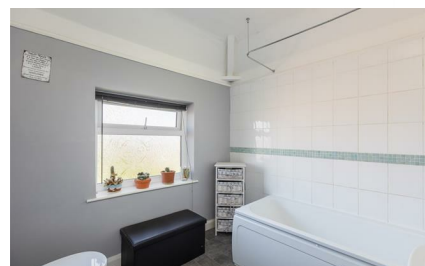
Central heating radiator and double glazed window to the rear elevation.

Bedroom Three

With central heating radiator and double glazed window to the front elevation.

Bathroom

Comprising panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., partial wall tiling, double glazed window and central heating radiator.



Outside

Extensive driveway to the front and side capable of parking several cars, side access leads to the rear garden with enclosed patio area, additional garden with laid lawn, pathway, three garden sheds, hedgerows to the boundaries and fencing.

Services

Mains electricity, gas, water and drainage are connected.

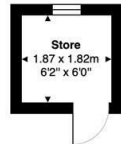
NB.

There is a right of access over the patio for the neighbouring property for refuse only.



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Gross Internal Area: 3.4 m² ... 37 ft²

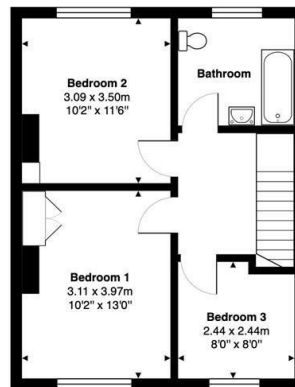


Gross Internal Area: 89.5 m² ... 963 ft² (excluding store)

All measurements are approximated for display purposes only and should be independently verified
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Ground Floor
Gross Internal Area: 46.5 m² ... 500 ft²



First Floor
Gross Internal Area: 43.1 m² ... 464 ft²

VIEWING

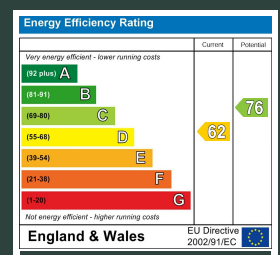
By telephone appointment with the Agents, Pickering Office. Tel: 01751 472724

COUNCIL TAX BAND

B

ENERGY PERFORMANCE RATING

D



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