



## 3 South Terrace | Wilton, YO18 7LD

Situated in the village of Wilton this terrace property requires modernisation and offers good sized accommodation together with hardstanding parking to the front and generous garden to the rear with outbuilding/worshop and garden sheds, established planting and landscaping with views over open fields.

The accommodation comprises, Entrance porch, entrance hallway, sitting room, dining kitchen, garden room, utility and cloakroom to the ground floor. To the first floor there are three bedrooms and family bathroom.

The village of Wilton is approximately 6 miles east of the market town of Pickering where a full range of shopping and leisure facilities are available. The coastal town of Scarborough is within a 30 minute drive. The village is also on the coastal bus route.

No onward chain.

**Guide Price £175,000**



## 3 South Terrace | Wilton



### Accommodation Comprises

#### Entrance Door

Leads to porch.

#### Entrance Porch

With door leading to hallway.

#### Entrance Hallway

Having stairs to first floor landing, central heating radiator.

#### Sitting Room

11'11" x 11'9" (3.63m x 3.58m)

With fire surround and electric fire, archways to either side of the fireplace, double glazed window to the front elevation, central heating radiator, doors to dining kitchen.

#### Dining Kitchen

12'1" x 15'1" (3.68m x 4.60m)

Comprising single drainer sink unit set within rolled edge work surfaces, further wall and base units incorporating drawer compartments and tiled splash backs. Built in oven, four ring hob and extractor canopy over. understairs storage cupboard, walk in pantry, double glazed window to the rear elevation, central heating radiator.

#### Conservatory/Garden Room

14'1" x 18'10" (4.29m x 5.74m)

With double doors to outside, tiled flooring, central heating radiator and access to utility area and cloakroom.

#### Utility Room

With plumbing for automatic washing machine. shelving and storage cupboard.



### Cloakroom

With low flush w.c..

### First Floor

Landing with access to roof space.

### Bedroom One

13'7" x 10'11" (4.14m x 3.33m)

With built in cupboard, double glazed window to the front elevation, views over fields and central heating radiator.

### Bedroom Two

10'6" x 10'11" (3.20m x 3.33m)

Built in cupboard, double glazed window to the rear elevation with views and central heating radiator.

### Bedroom Three

9'3" x 7'2" (2.82m x 2.18m)

With overstairs storage cupboard, double glazed window to the front elevation with views, central heating radiator.

### Bathroom

Comprising panelled bath with shower unit, vanity unit with inset wash hand basin and cupboard below, low flush w.c. and double glazed window.

### Outside.

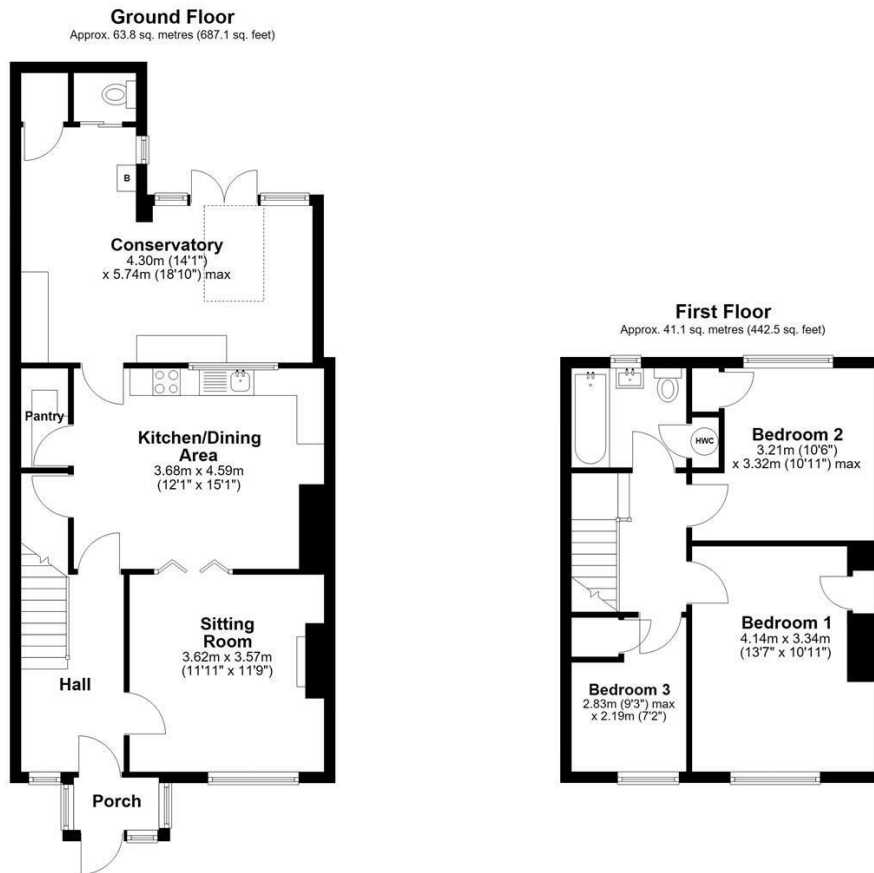
To the front there is a hardstanding driveway, generous rear garden with paved area, lean to store, shed having work benches and two further sheds. Pathway leads to laid lawn with flower borders with various other trees and shrubs and workshop. There is a footpath to the rear of the property which has a right of way for the properties within the row of house.

### Services

Mains electricity, water and drainage  
Oil fired central heating.



# 3 South Terrace | Wilton



Total area: approx. 104.9 sq. metres (1129.6 sq. feet)  
**3 South Terrace, Wilton**

## VIEWING

Strictly by appointment with the agents

## COUNCIL TAX BAND

B

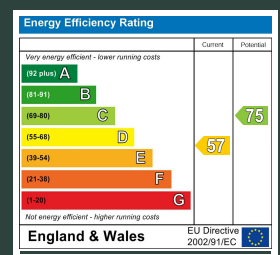
## ENERGY PERFORMANCE RATING

D

St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk



[boultoncooper.co.uk](http://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