

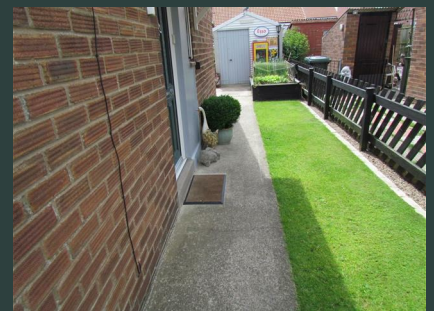


## 59 Firthland Road | Pickering, YO18 8DB

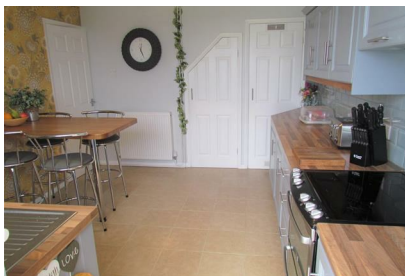
An attractive and well proportioned semi detached home situated within walking distance of Pickering town centre, comprising; Reception Hallway, good sized sitting room, breakfast kitchen, conservatory, ground floor bathroom with separate w.c., first floor, landing with access to roof

space having loft ladder and part boarded, three bedrooms. The property benefits from gas fired central heating system and double glazing. Attractive front garden, driveway to the side leads to workshop and rear garden with patio area and laid lawn. Internal Viewing is Highly Reccomended.

**Guide Price £205,000**



# 59 Firthland Road | Pickering



## Accommodation Comprises

### Entrance Door

Leads to:

### Reception hallway

With central heating radiator, stairs to first floor landing, door to sitting room.

### Sitting Room

With feature electric fire,, wooden mantle, tiled hearth within the chimney breast, fitted low level cupboard and drawers, covered central heating radiator, double glazed window to the front elevation.

### Bathroom

Comprising panelled bath with shower unit over and shower screen, wash hand basin with mixer tap and cupboards below. Chrome heated towel rail, double glazed window to the rear elevation, extractor fan.

### Separate W.C.

With partial wood panelling to walls, double glazed window, low flush w.c.

## Breakfast Kitchen

Comprising single drainer sink unit with mixer tap over set within rolled edge work surfaces, numerous wall and base units incorporating drawer compartments with tiled splash backs, space for cooker, extractor canopy over, built in microwave, built in freezer and fridge, plumbing for automatic washing machine, wall mounted ideal boiler, understairs storage cupboard, walk in pantry with work surfaces and deep wall and base units, tiled splash backs, automatic light, central heating radiator, wine rack. Tiled flooring, Breakfast bar with stools, door to conservatory.

## Conservatory

With double glazed windows, french doors opening onto the rear garden, polycarbonate roof.

## First Floor

Landing with access to boarded roof space with loft ladder and light.



### Bedroom One

Central heating radiator, range of fitted wardrobes, double glazed window to the front elevation.

### Bedroom Two

With double glazed window to the rear elevation, central heating radiator.

### Bedroom Three

With double glazed window to the rear elevation and central heating radiator, fitted shelf over the staircase.

### Outside

There is a long driveway to the side with parking leading to rear garden with raised vegetable plot.

WORKSHIOP with double glazed windows, light and power, patio area with wooden structure and tin roof over, laid lawn with flower/shrubbery borders, outside tap.

To the front the garden is shaded with shrubbery bed and flowers, stone wall boundary to the front.

### Services

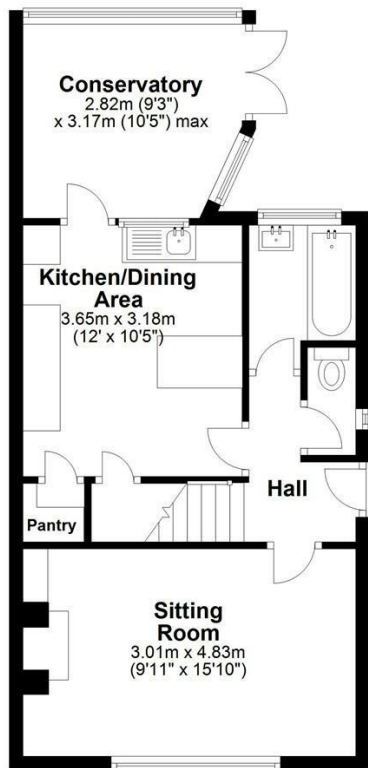
Mains electricity, gas, water and drainage are connected.



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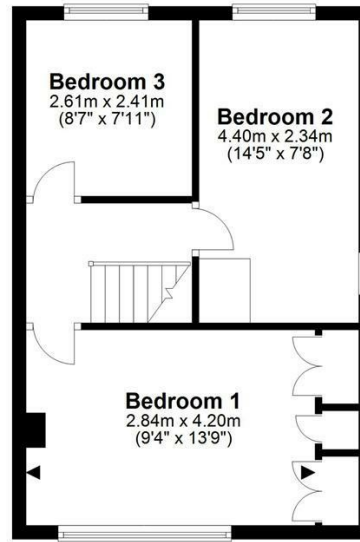
## Ground Floor

Approx. 46.1 sq. metres (496.3 sq. feet)



## First Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



Total area: approx. 81.8 sq. metres (880.1 sq. feet)  
**59 Firthland Road, Pickering**

### VIEWING

Strictly By Appointment with the agents.

### COUNCIL TAX BAND

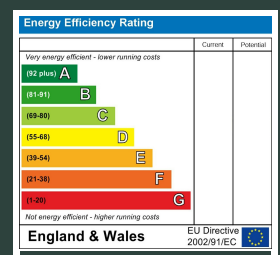
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### ENERGY PERFORMANCE RATING

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**BC**  
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