



40 Firthland Road | Pickering, YO18 8BZ

A three bedroom mid terrace property situated on Firthland Road within a short distance of the main town centre and offers good sized accommodation comprising; Entrance Hallway, sitting room with dining area, kitchen, conservatory, three bedrooms and bathroom. Gardens to the front with patio, to the rear there is a insulated timber cabin, with electric. There is a Garage situated in the courtyard to the rear. Pickering is traditional market town situated on the edge of the North York Moors National Park and offers a wide range of shopping and leisure facilities.



Guide Price £175,000

40 Firthland Road | Pickering



Accommodation Comprises

Entrance Door

Leads to:

Reception Hallway

With stairs to first floor landing, central heating radiator.

Sitting Room

25'4" x 12'2" (7.72m x 3.71m)

With feature fireplace having wooden surround, marble effect back and hearth, laminate flooring, double glazed window to the front elevation.

Dining Area; with laminate flooring, central heating radiator and double glazed window to the rear elevation.

Kitchen

9'7" x 8'11" (2.92m x 2.72m)

Comprising, 1 1/2 bowl drainer sink unit set within rolled edge work surfaces with mixer tap over, wall and base units incorporating drawer compartments with tiled splash backs, for ring hob with extractor canopy over, built in oven, plumbing for automatic washing machine, window to the rear elevation, door to conservatory.

Conservatory

6'1" x 17'2" (1.85m x 5.23m)

With double glazed windows and door to outside.

First Floor

Landing



Bedroom One

12'3" x 10'1" (3.73m x 3.07m)

With fitted wardrobes, cupboards over bed recess, bedside cabinets, double glazed window to the front elevation, central heating radiator.

Bedroom Two

12'10" x 9'1" (3.91m x 2.77m)

Double glazed window to the rear elevation, central heating radiator.

Bedroom Three

8'9" x 8'3" (2.67m x 2.51m)

Double glazed window to the front elevation, central heating radiator.

Bathroom

Comprising corner bath, wash hand basin with cupboards below, low flush w.c., partial wall tiling and double glazed window.

Outside

The garden to the front is laid to lawn with patio area, timber frame cabin approx 4m x 4m, insulated with electric supply, two velux roof lights and vinyl flooring.

Shared access to the courtyard to the rear which sites the GARAGE.

Services

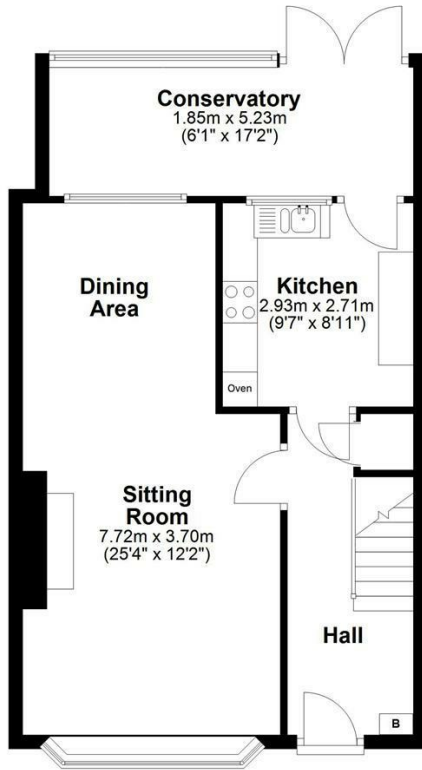
Mains electricity, gas, water and drainage are connected.



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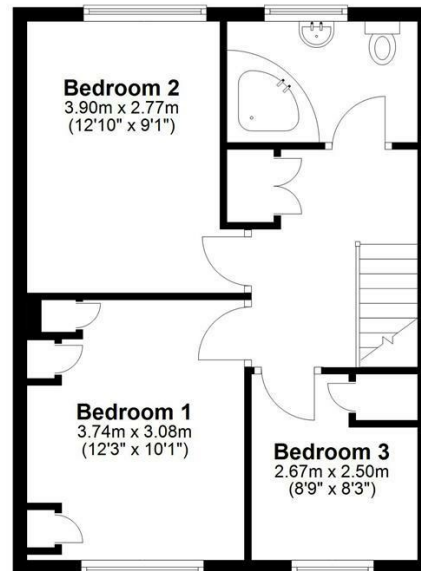
Ground Floor

Approx. 53.4 sq. metres (574.9 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.4 sq. feet)



Total area: approx. 96.8 sq. metres (1042.3 sq. feet)
40 Firthland Road, Pickering

VIEWING

Strictly by appointment with the agents.

COUNCIL TAX BAND

C

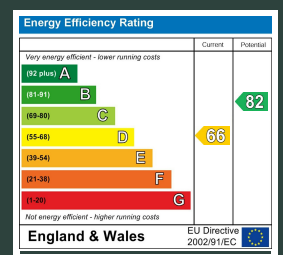
ENERGY PERFORMANCE RATING

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