



## 19 Goslipgate | Pickering, YO18 8DQ

Situated within a short walk of the town centre this end terrace property offers great potential, standing on a good sized plot with ample parking and good sized rear garden the property lends itself to a fantastic first home. The spacious accommodation offers, entrance hallway, sitting room, kitchen/diner, and cloakroom. To the first floor there are three bedrooms and family bathroom.

Ample parking accessed through double gates, various sheds for storage and gardening, greenhouses and a good sized rear garden.

Pickering is a popular market town set on the edge of the North York Moors National Park and offers a wide range of shopping, leisure activities and schooling.  
No onward chain, viewing highly recommended.



### Guide Price £225,000

**BoultonCooper**

**BC**  
Est. 1804



## Accommodation Comprises

### Entrance Door

Leads to reception hallway.

### Reception Hallway

With central heating radiator and stairs to first floor landing.

### Sitting Room

**11'11" x 14'6" (3.63m x 4.42m)**

With feature fireplace having a marble effect back and hearth and wooden surround and coal effect gas fire. Central heating radiator and double glazed window to the front elevation and coving to ceiling.

### Dining Kitchen

**8'5" x 14'6" (2.57m x 4.42m)**

Comprising 1 1/2 bowl drainer sink unit set within rolled edge work surfaces with tiled splash backs, wall and base units incorporating drawer

compartments, display cabinets, plumbing for automatic washing machine, electric cooker with gas hob and extractor canopy over, two double glazed windows to the rear elevation, central heating radiator and door to side lobby.

### Side Lobby

With under stairs storage cupboard and door to cloakroom.

### Cloakroom

With low flush w.c and central heating radiator.

### Conservatory

**10' x 8' (3.05m x 2.44m)**

Of good size being double glazed and set on a brick base. Laminate flooring to the inside with wall mounted electric heater, double doors to outside.

### First floor



### Landing

Double glazed window and access to roof space.

### Bedroom One

12' x 10'8" (3.66m x 3.25m)

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

### Bedroom Two

10'8" x 8'5" (3.25m x 2.57m)

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

### Bedroom Three

8'9" x 6'10" (2.67m x 2.08m)

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

### Bathroom

Comprising panelled bath with shower attachment over, pedestal wash hand basin, low flush w.c., chrome heated towel rail, wall tiling and double glazed window,

### Outside

Double opening gates lead to driveway with paving and capable of parking several vehicles, large paved and gravel area with brick store. Garden gate leads to additional large rear garden with laid lawn, flower/shrubbery borders and various other trees and shrubs, large garden shed, two greenhouses and further sheds, there is fencing to the boundaries.

### Services

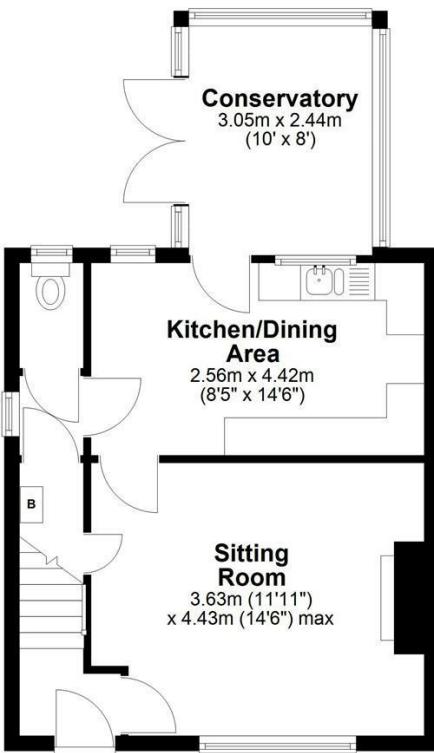
Mains electricity, gas, water and drainage are connected.



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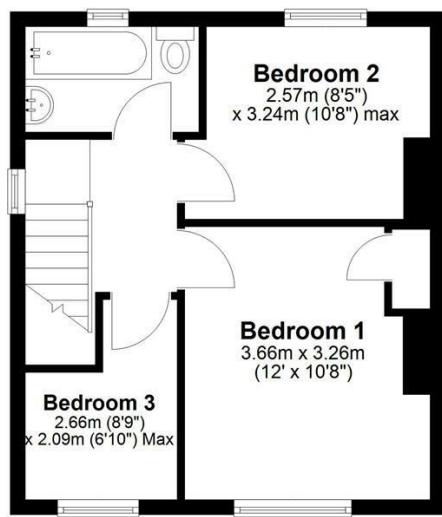
## Ground Floor

Approx. 41.5 sq. metres (446.8 sq. feet)



## First Floor

Approx. 33.7 sq. metres (362.4 sq. feet)



Total area: approx. 75.2 sq. metres (809.3 sq. feet)

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## VIEWING

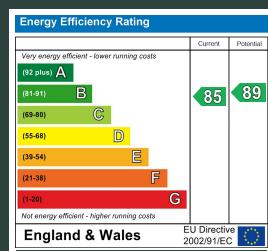
Strictly by appointment with the agents.

## COUNCIL TAX BAND

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## ENERGY PERFORMANCE RATING

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