17 Ruffa Lane | Pickering, YO18 7HN

Situated on the eastern side of Pickering and within a short walk of the town centre this mid terrace property requires modernisation to include central heating however has the potential to provide a great two bedroom home ideal for that first time buyer.

The accommodation comprises of sitting room, second iving room or dining room and kitchen with access to the attached carport.
To the first floor there are two bedrooms and shower room.
Paved area to the front of the property and small external area to the rear with shed and also access to the carport.

The property is being offered with no onward chain.

Guide Price £140,000

BoultonCooper

BC
Est. 1804

17 Ruffa Lane | Pickering

Accommodation Comprises

Entrance Door
Leads to Lobby

Entrance Lobby
With wall mounted heater.

Sitting Room
10'11" x 13'6" (3.33m x 4.11m)
With tiled fireplace, double glazed window to the front elevation and wall mounted electric heater,

Living Room or Dining Room
11' x 16'11" (3.35m x 5.16m)
Tiled fireplace, window to the rear elevation and built in cupboard, understairs storage cupboard and walk in pantry.

Kitchen
17'2" x 7' (5.23m x 2.13m)
Stainless steel single drainer sink unit set within rolled edge work surfaces, further wall and base units with drawer compartments and tiled splash back, four ring hob and built in oven. Windows and door to garage/carport.

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First Floor

Landing

Bedroom One
9'6" x 16'11" (2.90m x 5.16m)
With two windows to the front elevation which are double glazed, built in cupboard.

Bedroom Two
10'9" x 9' (3.28m x 2.74m)
Double glazed window to the rear elevation, fitted furniture and built in cupboard.

Shower Room
Comprising shower cubicle, vanity unit with inset wash hand basin, low flush w.c., and double glazed window.

Outside
Private access road to the rear leads to a GARAGE/CAR PORT 21'11" x 9'4"
Small paved garden to the front.

Services
Electricity, water and drainage.
There is mains gas to the property however it is currently disconnected.

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17 Ruffa Lane | Pickering

Total area: approx. 102.7 sq. metres (1105.5 sq. feet)
17 Ruffa Lane, Pickering

VIEWING

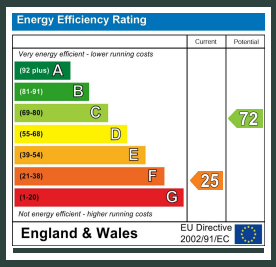
Strictly by appointment with the agents

COUNCIL TAX BAND

B

ENERGY PERFORMANCE RATING

F



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BC Est. 1801