



6 Pickering Road | Thornton le Dale, Pickering

A one bedroom terraced cottage located in the heart of the highly sought after village of Thornton le Dale, on the main street with easy access to Pickering, Malton, Scarborough and the A64. To the outside is a small rear garden. In need of a programme of modernisation and upgrading. No onward chain.

- Terraced cottage in a popular village location
- One bedroom and bathroom
- In need of modernisation and upgrading
- Living room and kitchen
- Small garden to the rear
- No onward chain

Guide Price £115,000



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ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE

Via uPVC entrance door to:

RECEPTION ROOM

11'1" x 10'10" (3.38m x 3.30m)

Front aspect uPVC double glazed window with window seat, open fireplace with electric fire, electric heater, shelving and timber beam ceiling. Door to first floor.

KITCHEN

10'4" x 7'5" (3.15m x 2.26m)

With uPVC double glazed window and door to the rear, range of base mounted units, sink and drainer with chrome taps over, space for cooker with cooker hood over, plumbing for washing machine, shelving and feature range cast iron bread oven.

TO THE FIRST FLOOR

LANDING

With loft hatch.

BEDROOM

11'2" x 10'10" (3.40m x 3.30m)

Front aspect uPVC double glazed window, feature cast iron fireplace, cupboard, electric heater.

BATHROOM

Rear opaque uPVC double glazed window, three piece suite comprising panelled bath with shower over, pedestal wash hand basin and wc, airing cupboard housing the hot water cylinder.

OUTSIDE

To the outside, to the rear, steps lead up to the rear garden.

There is a pedestrian foot and barrow right of way through the passageway and across the rear of the properties.



SERVICES

The property is connected to mains electric, gas, water and drainage. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession upon completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01751 472724.

COUNCIL TAX BAND

We are verbally informed the property lies in Band A. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

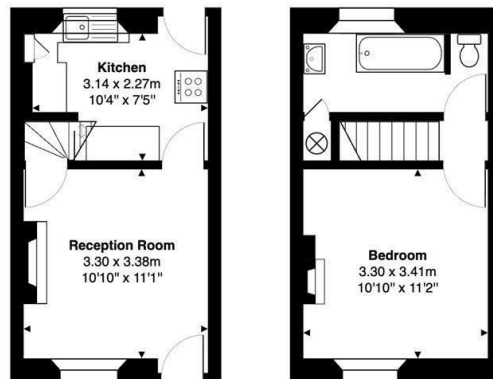
ENERGY PERFORMANCE RATING

Assessed in Band E. The full EPC can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Pickering Office.



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Ground Floor Gross Internal Area: 19.5 m² ... 210 ft² **First Floor** Gross Internal Area: 19.2 m² ... 206 ft²

Gross Internal Area: 38.7 m² ... 417 ft² (excluding store)

All measurements are approximated for display purposes only and should be independently verified
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VIEWING

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COUNCIL TAX BAND

A

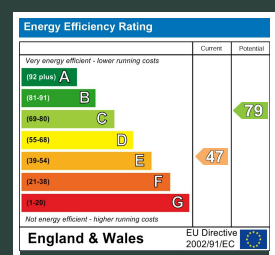
ENERGY PERFORMANCE RATING

E

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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