



## 23 Outgang Road | Pickering, YO18 7EW

An extremely well presented terraced cottage that has been modernised to a high specification comprising; Attractive sitting room, spacious dining kitchen housing a range of good quality units and Leisure gas range oven, first floor; Landing, re-fitted bathroom, Two

bedrooms with door off Bedroom two leading to staircase giving access to master bedroom. To the outside there is a long attractive rear garden.

OFFERED WITH NO UPWARD CHAIN  
INTERNAL VIEWING HIGHLY RECOMMENDED.



**Guide Price £199,950**

**BoultonCooper**

**BC**  
Est. 1804

# 23 Outgang Road | Pickering



## ACCOMMODATION COMPRISES

### ENTRANCE DOOR

leads to:

### SITTING ROOM

13'2" x 11'10" (4.01m x 3.61m)

With inset electric fire, double glazed window to the front elevation, stairs to first floor landing, two modern design radiators, door to:

### DINING KITCHEN

13'1" x 11'7" (3.99m x 3.53m)

Housing a range of units comprising, single drainer sink unit set within rolled edge work surfaces with mixer tap over, numerous wall and base units incorporating drawer compartments with tiled splash backs, Leisure range oven with seven ring hob, plumbing for automatic washing machine and dishwasher, double glazed window to the rear elevation, useful pantry, door to outside.

### FIRST FLOOR

Landing

### BEDROOM TWO

12' x 10'3" (3.66m x 3.12m)

With double glazed window to the front elevation, central heating radiator and door to staircase giving access to the master bedroom.





### **BEDROOM THREE**

11'8" x 6'4" (3.56m x 1.93m)

With built-in wardrobes and cupboards above, central heating radiator, double glazed window to the rear elevation.

### **RE-FITTED BATHROOM**

Comprising panelled bath with shower rose and shower screen, additional shower attachment, pedestal wash hand basin with mixer tap, low flush w.c., chrome heated towel rail, central heating radiator, double glazed window to the rear elevation.

### **MASTER BEDROOM**

11'6" x 11'4" (3.51m x 3.45m)

Stairs from Bedroom 2.

With two double glazed skylight windows, central heating radiator.

### **OUTSIDE**

Brick built store, gate leads to long rear garden with patio area, two laid lawns, flower/shrubbery borders, various other trees and shrubs, additional patio area, large garden shed and fencing to the boundaries. There is a right of way over the back of the property.

### **SERVICES**

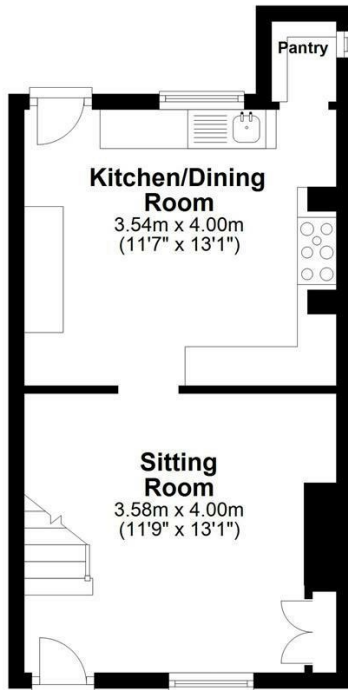
Mains electricity, gas, water and drainage are connected.



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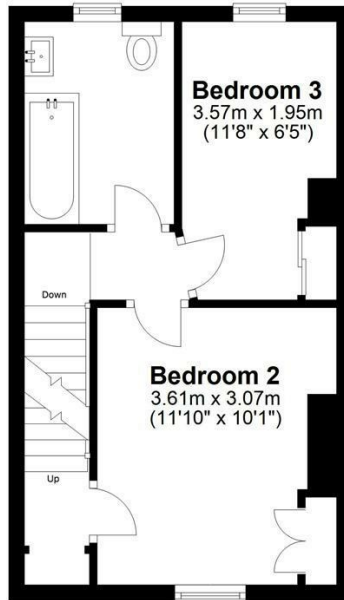
## Ground Floor

Approx. 29.8 sq. metres (321.0 sq. feet)



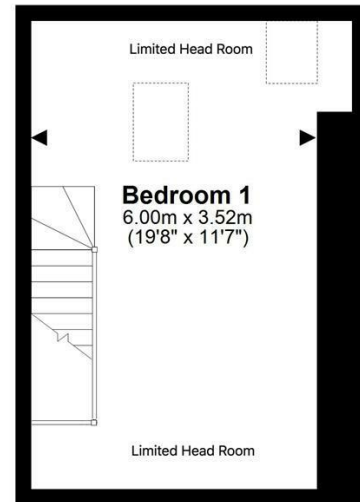
## First Floor

Approx. 28.9 sq. metres (310.9 sq. feet)



## Second Floor

Approx. 24.7 sq. metres (265.5 sq. feet)



Total area: approx. 83.4 sq. metres (897.3 sq. feet)

**23 Outgang Road, Pickering**

### VIEWINGS

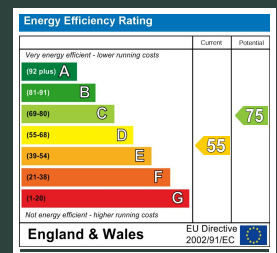
Strictly by appointment with the agents.

### COUNCIL TAX BAND

B

### ENERGY PERFORMANCE RATING

D



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