



28 Park Street | Pickering, YO18 7AJ

Situated just a short walk of the town centre this stone cottage offers three bedroom accommodation together with gardens to the rear and views towards the North York Moors Railway.

The cottage offers flexible accommodation with sitting room, bathroom and two bedrooms to the ground floor, on the first floor there is a kitchen, and bedroom. Landscaped gardens with patios and lawned areas are to the rear together with summer house.

Park Street lies just off the Market Place where a good range of local amenities can be found with the coastal towns of Whitby and the city of York are all within a twenty five mile drive.

No Onward chain.

Viewing highly recommended.



Guide Price £265,000



Accommodation Comprises

Entrance Door

Leads to lobby with door leading to sittingroom.

Sitting Room

With central heating radiator, part wood panelling to walls, exposed timbers to ceiling, fireplace, stone mantle and hearth with open fire, understairs storage cupboard, central heating radiator and window to the front elevation.

Ground Floor Bedroom

With central heating radiator, part wood panelling, exposed stone wall and timbers to ceiling. Window to front elevation.

Refitted Bathroom

Comprising panelled bath, double shower cubicle with shower unit, vanity unit with inset wash hand basin and cupboard below, low flush wc., chrome heated towel rail, built in cupboard and partial wall tiling, tiled flooring. Useful built in cupboard.

Separate W.C.

With low flush w.c., wash hand basin with tiled splash backs, window and exposed timbers, central heating radiator.

Ground Floor Bedroom

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

First Floor



Galleried Landing

With part wood panelling, exposed stone walls, central heating radiator and double glazed window. Access to the roof space.

Kitchen

With wall and base units with roll edge work surfaces, tiled splashbacks, stainless steel sink unit with mixer taps over; Extractor canopy, space for under counter fridge and freezer, plumbing for dishwasher, windows to the front and rear elevation, door to outside, central heating radiator.

Utility Cupboard

Accessed from the landing with plumbing for automatic washing machine, space for dryer, central heating radiator and shelving.

Bedroom

With wood panelling to walls, exposed wall trusses, window the front elevation and central heating radiator.

Outside

To the rear there is a concrete patio area, post and rail fencing, steps lead to pathway giving access to laid lawn, stone walling, second patio area. There is a summer house, brick built BBQ and garden sheds. Additional area to the side of the property with stone walling.

Services

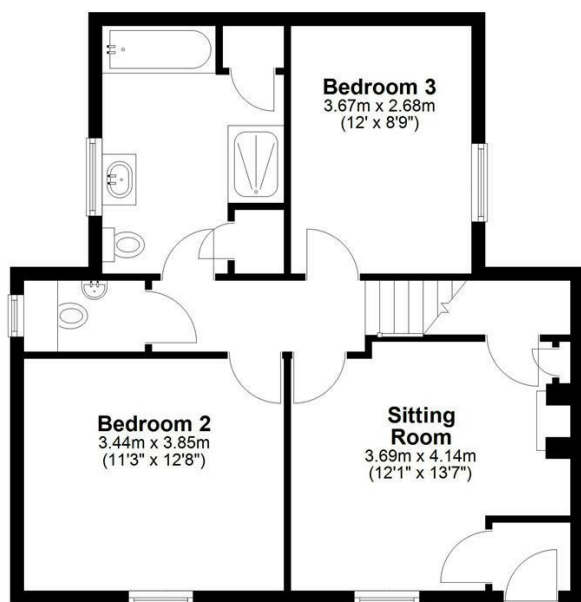
Mains electricity, gas, water and drainage are connected.



28 Park Street | Pickering

Ground Floor

Approx. 57.8 sq. metres (622.1 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.2 sq. feet)
(excluding Terrace)



Total area: approx. 94.3 sq. metres (1015.3 sq. feet)
28 Park Street, Pickering

VIEWING

Strictly by appointment with the agents

COUNCIL TAX BAND

B

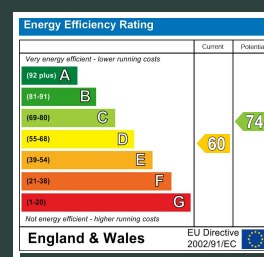
ENERGY PERFORMANCE RATING

D

St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk



boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801