



11 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 next to the vintage car showroom with easy access to Pickering, Scarborough and the A64. To the outside is a small rear courtyard. In need of modernisation and upgrading. No onward chain.

- Terraced cottage in sought-after village location
- No onward chain
- One bedroom and bathroom
- In need of modernisation and upgrading
- Living room and kitchen
- Courtyard garden



Guide Price £115,000

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ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE

Via a uPVC entrance door to:

RECEPTION ROOM

10'11" x 10'7" (3.33m x 3.23m)

Front aspect uPVC double glazed window, electric fire on stone hearth with stone surround, timber beam ceiling, door to stairs and first floor.

KITCHEN

10'10" x 7'5" (3.30m x 2.26m)

Rear aspect uPVC double glazed window and uPVC door to the rear courtyard, range of fitted base and wall mounted units with work surfaces over, inset single stainless sink unit with single drainer and mixer taps, electric cooker point, plumbing for washing machine, space for fridge.

TO THE FIRST FLOOR

LANDING

Doors to:

BEDROOM

11'1" x 10'5" (3.38m x 3.18m)

Front aspect uPVC double glazed window, electric heater, loft hatch.

SHOWER ROOM

A three piece suite comprising; walk-in open shower with electric shower, wc and pedestal wash hand basin, part tiled walls, airing cupboard housing the hot water cylinder. Rear aspect opaque double glazed window and extractor fan.



OUTSIDE

To the rear of the property is a small courtyard with brick storage shed (4'6" x 3'3") plus half a small covered area. 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.

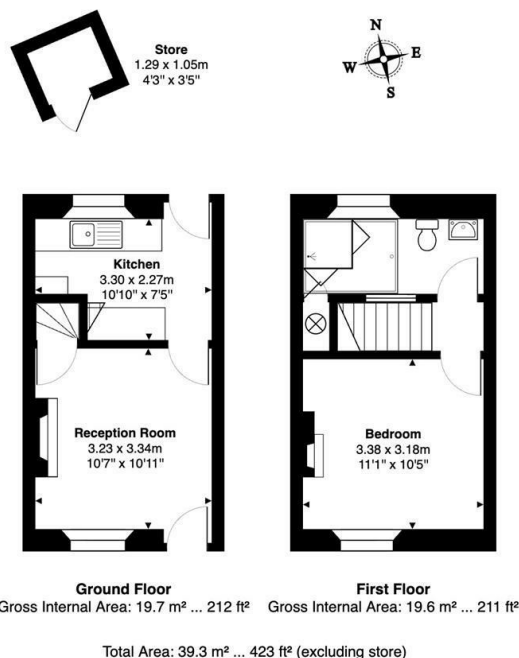
ENERGY PERFORMANCE RATING

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



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VIEWING

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COUNCIL TAX BAND

A

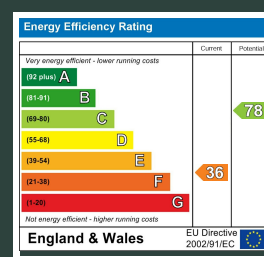
ENERGY PERFORMANCE RATING

F

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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.

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