



3 Firthland Road | Pickering, YO18 8DB

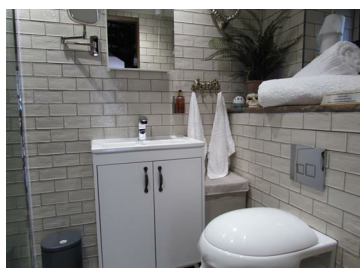
A unique cottage which has recently been converted to a good standard comprising one bedroom accommodation lying over two floors. Currently run as a successful holiday let with a national company full accounting available on request. Proposed purchasers need to be aware that the property is currently registered as a holiday let permission would need to be sought to change its use to full

residential occupancy with the local council. Externally there is parking to the front of the cottage. Firthland Road lies to the south west of the market town of Pickering and is within easy reach of the local amenities, recreational facilities and tourist attractions which Pickering offers.



Guide Price £165,000

3 Firthland Road | Pickering



Accommodation Comprises

Stable door leads to

Open Plan Sitting Area and Dining Kitchen

16'5" x 16'4" (5.00m x 4.98m)

Sitting Areas: Built in cupboard, exposed stone walls, wall mounted heater, double glazed windows to the front elevation, multi burning stove, spiral staircase.

Kitchen/Dining Area: Comprising single drainer sink unit with mixer taps set within wood block work surfaces, wall and base units incorporating drawer compartments, four ring hob, built in oven and microwave, built in fridge freezer, tiled splash backs.

Shower Room

Comprising tiled double shower cubicle with shower unit and shower rose, vanity unit with inset wash hand basin with cupboards below, low flush w.c., double glazed window.



Spiral staircase leads to:

Bedroom

15'3" x 16'3" (4.65m x 4.95m)

With velux window and part restricted headroom.

Outside

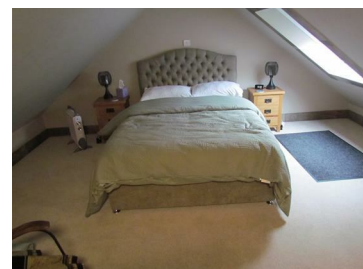
To the front of the property there is a paved area which would allow for off road parking.

Services

Mains electricity, water and drainage are connected.

Agents Notes

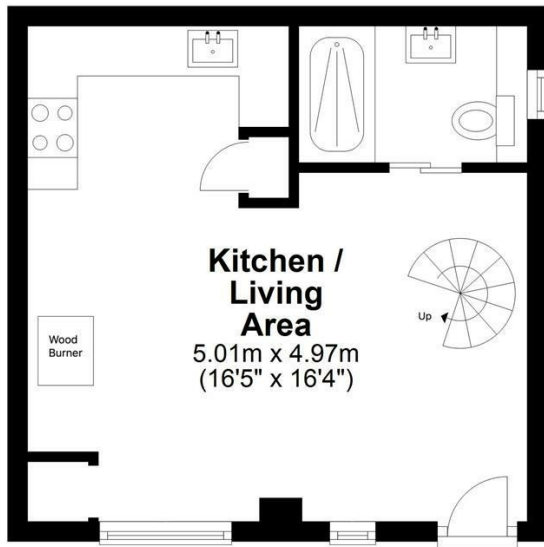
The property has planning permission for a holiday let only and does not have full residential occupancy.



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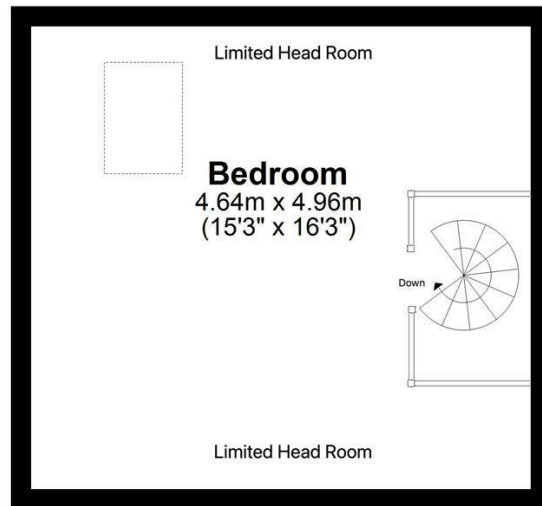
Ground Floor

Approx. 23.2 sq. metres (249.5 sq. feet)



First Floor

Approx. 23.0 sq. metres (247.9 sq. feet)



Total area: approx. 46.2 sq. metres (497.4 sq. feet)

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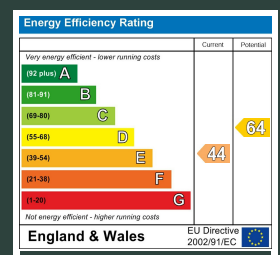
VIEWING

Strictly By Appointment with the agents.

COUNCIL TAX

ENERGY PERFORMANCE RATING

E



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