



27 Elm View | Pickering, YO18 7EF

A modern immaculately presented end town house internal viewing highly recommended. Comprising sitting room and dining area, kitchen, first floor; landing, good sized bedroom and luxury fitted bathroom, parking space and

front garden. Situated in this popular location of Pickering.



Guide Price £142,950

BoultonCooper

BC
Est. 1804

27 Elm View | Pickering



Accommodation Comprising

Entrance Door

Leads to:

Porch

With door leading to:

Sitting Room and Dining Area

13'3" x 11' (4.04m x 3.35m)

With understairs storage cupboard, wall mounted electric fire, central heating radiator, double glazed window to the front elevation, coving to ceiling, stairs to first floor landing.

Kitchen

12'11" x 5' (3.94m x 1.52m)

Housing a range of units comprising single drainer sink unit set within rolled edge work surfaces with mixer tap over, tiled splash backs, wall and base units incorporating drawer compartments, built in oven, four ring hob with extractor canopy over, plumbing for automatic washing machine, wall mounted combination boiler, double glazed windows to the front and side elevations, central heating radiator, laminate flooring.



First Floor

Landing

Access to roof space.

Bedroom

14'7" max 10'9" min x 10'2" (4.45m max 3.28m min x 3.10m)

With two double glazed windows to the front elevation, overstairs storage cupboard, central heating radiator.

Luxury Fitted Bathroom

Panelled bath with shower attachment, wash hand basin with cupboards below, low flush w.c., chrome heated towel rail, wall tiles, double glazed window.

Outside

Parking space to the rear.

Front garden with laid lawn and paved area.

Services

Mains gas, electric water and drainage are connected.

27 Elm View | Pickering

VIEWING

Strictly By Appointment With The Agents.

COUNCIL TAX BAND

B

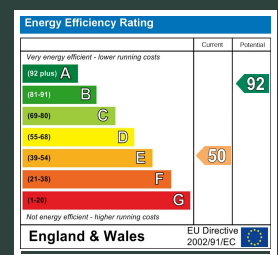
ENERGY PERFORMANCE RATING

E

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