



10 Keepersgate | Pickering

BoultonCooper

BC
Est. 1801



10 Keepersgate Pickering

Guide Price **£188,000**

ENTRANCE LOBBY

With wood panelled front door and inner door.

LIVING ROOM

5.59 x 3.71 (18'4" x 12'2")

uPVC front facing window, fireplace with brick surround and tiled hearth with living flame gas fire; two radiators and staircase to first floor.

KITCHEN

3.78 x 2.77 (12'5" x 9'1")

uPVC window and door to conservatory.

Wall and floor units including stainless steel sink unit, built in electric oven and gas hob, dishwasher and stainless steel extractor hood; New Logik gas fired central heating boiler, radiator and large understairs storage cupboard.

CONSERVATORY LOUNGE

5.61 x 3.20 (18'5" x 10'6")

Large additional living space with good natural lighting. Two radiators. Fitted desk with power supply.

FIRST FLOOR

LANDING.

BATHROOM

2.62 x 1.68 (8'7" x 5'6")

Spacious with suite comprising panelled bath, wash hand basin and w.c. Radiator, towel rail, tongue and groove floor and extractor.

BEDROOM ONE

3.71 x 3.25 (12'2" x 10'8")

Full range of fitted bedroom furniture; uPVC window, radiator and large built in linen cupboard.



BEDROOM TWO

3.71 x 2.39 (12'2" x 7'10")

uPVC window, radiator.

EXTERIOR

Pretty secluded garden with patio, small astra turf lawn and shrub borders.

GARAGE

5.26 2.67 () (17'3" 8'9" ())

Brick built with " up and over" door, personnel door connecting to conservatory,; CLOAKROOM with wash hand basin, w.c., and hot water geysers.

SERVICES

Mains water, electricity, gas and drainage.

EPC

Available to view online or inspect at our Pickering Office.

VIEWING

By appointment with our Pickering Office. Tel: 01751 472724.






VIEWING

Type here

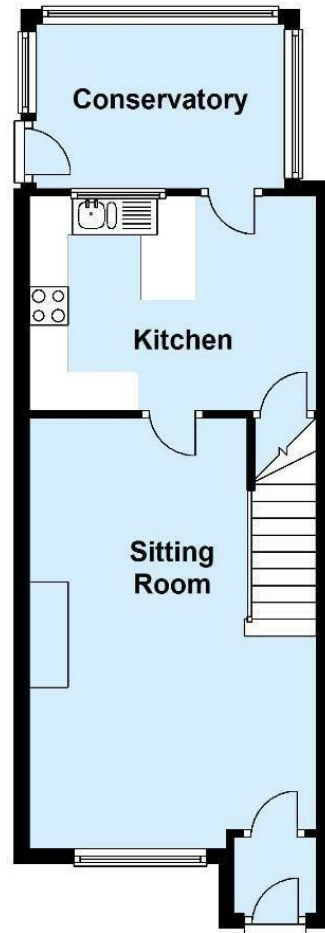
COUNCIL TAX BAND

ENERGY PERFORMANCE RATING

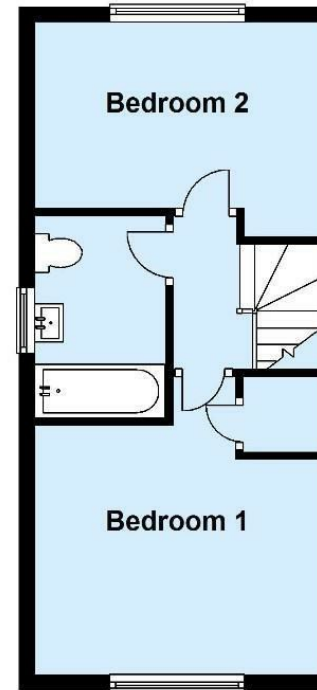
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

10 Keepersgate | Pickering

Ground Floor



First Floor



10 Keepersgate, Pickering

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.



St Georges House 39 Market Place, Pickering,
YO18 7AE
t: 01751 472724
e: reception@boultoncooper.co.uk
boultoncooper.co.uk



BoultonCooper