

29b Westgate | Pickering, YO18 8BA

An individual detached home, beautifully presented with good sized accommodation throughout and situated within easy reach of the town centre amenities.
The property benefits from doule glazing and gas fired central heating together with a lovely outside space to the rear offering a covered seating area and parking.
The accommodation comprises, Entrance hallway, lovely sitting room with dining area, kitchen and ground floor cloakroom. To the first floor there are two good sized bedroom and a dressing room and family bathroom. To the second floor there is a large attic bedroom together with good sized eaves storage area.
Pickering is a popular market town set on the edge of the North York Moors National Park and offers a wide variety of shops, leisure and schooling.

Internal viewing highly recommended.





Guide Price £295,000

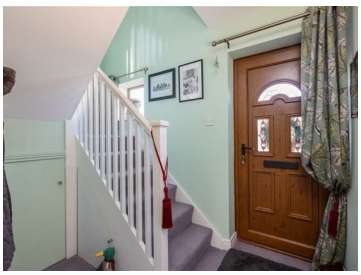
BoultonCooper

BC Est. 1801

29b Westgate | Pickering







Accommodation Comprises

Entrance Door
Leads to Reception Hallway

Reception Hallway
With understairs storage cupboard, central heating radiator and stairs to first floor landing. Archway and door to cloakroom. Stairs to half landing with double glazed window to the front.

Cloakroom
Housing wash hand basin, low flush w.c., central heating radiator and double glazed window.

Kitchen
9'11" x 10'6" (3.02m x 3.20m)
Comprising single drainer sink unit with mixer tap over and set within rolled edge work surfaces with tiled splash backs. Further wall and base units incorporating drawer compartments display shelving, built in fridge freezer, plumbing for automatic washing machine, built in oven with four ring hob and extractor canopy over, double glazed widnow to the rear elevation and door to outside. Central heating radiator and tiled flooring.

Sitting Room and dining area
19'10" x 11'11" (6.05m x 3.63m)
With feaure fireplace having wooden surround, tiled hearth and electric fire. Coving to ceiling, double glazed window to the front elevation, three central heating radiators. Double glazed patio doors lead to the rear garden.

First Floor Landing
With double glazed window to the front elevation and central heating radiator.

Bedroom One
10'3" xx 11'11" (3.12m xx 3.63m)
With double glazed window to the rear elevation, central heating radiator and coving to ceiling.

Bedroom Two
9'1" x 11'10" (2.77m x 3.61m)
With double glazed window to the front elevation, central heating radiaotr.

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Dressing Room
6'11" x 10'6" (2.11m x 3.20m)
With fitted wardrobes, double glazed window to the rear elevation, built in cupboard with shelving, central heating radiator and coving to ceiling.

Bathroom
Comprising panelled bath with shower unit over, wash hand basin with mixer tap and cupboards below. Low flush w.c., spot lighting, partial wall tiling, double glazed window to the side elevation and chrome heated towel rail.

Stairs from First floor landing lead to

Second Floor
With door to:

Bedroom Three
12'5" x 19'6" (3.78m x 5.94m)
With two double glazed velux windows, two central heating radiators, fitted cupboard with shelving, access to roof space and under eaves storage.

Outside
Having a lovely sunny aspect to the rear there is a covered rear paved area ideal for outside living together with pebbled area providing plenty of space for potted plants and shrubs. Further patio area approached by wooden archway. There are double gates which lead to a block paved driveway. separate pedestrian gate gives access to the garden and summer house.

Services
Maiins electricity, gas, water and drainiage are connected.





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Total area: approx. 107.6 sq. metres (1158.4 sq. feet)
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VIEWING

Strictly by appointment with the agents.

COUNCIL TAX BAND

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ENERGY PERFORMANCE RATING

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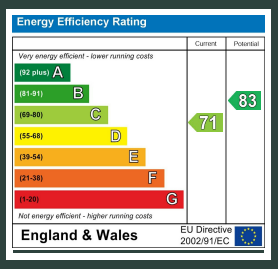

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