

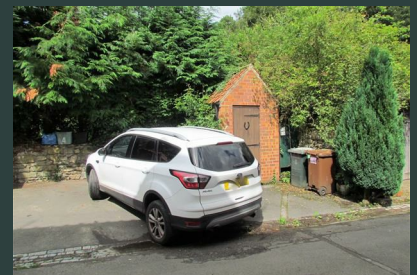


## 3 Church Row | Newbridge, Pickering YO18 8JL

A mid-terrace stone built cottage offering accommodation on two floors comprising kitchen, dining room and living room on the ground floor with two double bedrooms and bathroom on the first floor. Externally there is an enclosed rear garden and designated parking for one vehicle.

Church Row at Newbridge is

situated to the north of Pickering town centre and lies to the west of the North York Moors Railway. The cottage will appeal to those purchasers seeking a home near to the Heritage Railway line, first home buyers or those seeking a home in a slightly more rural location.



**Guide Price £250,000**

# 3 Church Row | Newbridge, Pickering



## KITCHEN

16'6" x 10'6" (5.03m x 3.20m)

Good range of units with wall and floor units comprising single drainer sink unit belfast sink with taps over, quality work surfaces and splash-backs. Plumbing for automatic washing machine, dishwasher, understairs storage cupboard, space for undercounter fridge and freezer and tiled flooring. Double glazed window; radiator.



## DINING ROOM

10'4" x 8'8" (3.15m x 2.64m)

Widow to the front elevation and radiator.



## LIVING ROOM

12'0" x 11'10" (3.66m x 3.61m)

Beams to ceiling, fireplace with wooden surround, window to the rear, radiator, door to outside and door to staircase.

## LANDING

Galleried landing with double glazed window to the front elevation, access to roof space, radiator.

## BEDROOM ONE

12'0" x 12'0" (3.66m x 3.66m)

Double glazed window to the rear, radiator.



## BEDROOM TWO

11'10" x 10'7" (3.61m x 3.23m)

Double glazed window to the front, radiator.

## BATHROOM

Suite comprising panelled bath, with electric shower over, pedestal wash basin and low flush w.c. Radiator, partial tiling and double glazed window.

## OUTSIDE

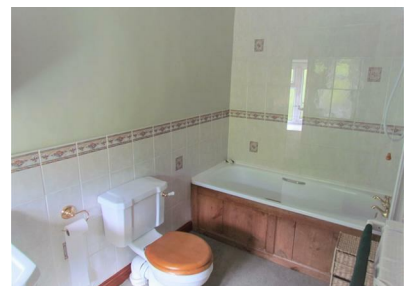
Parking area to the front of the property. brick outbuilding. Attractive rear garden with laid lawn and patio area with delightful flower/shrubbery beds and borders. Summer house with stone base and upvc frame, fully glazed, garden shed.

## SERVICES

Mains electricity, water and septic tank  
Oil central heating

## AGENTS NOTE.

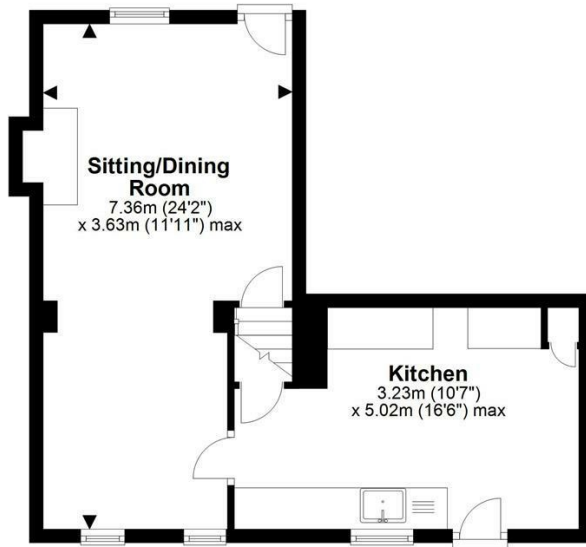
- 1.) Pedestrian access to back of property through number 1 and 2, or 3 and 4.
- 2.) There is designated parking to the front of the property for one vehicle.
- 3.) Access road is private and it is the responsibility of all the residents to maintain.



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## Ground Floor

Approx. 40.2 sq. metres (432.8 sq. feet)



## First Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



Total area: approx. 80.5 sq. metres (866.7 sq. feet)  
**3 Church Row, Newbridge**

### VIEWING

Strictly By Appointment with the Agents

### COUNCIL TAX BAND

B

### ENERGY PERFORMANCE RATING

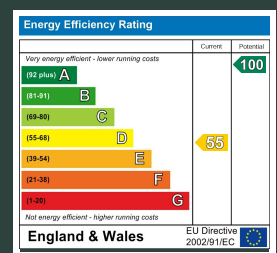
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**BC**  
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