



20 Potter Hill | Pickering

A two bedroom first floor flat with the benefit of off-street parking, situated within walking distance of Pickering town centre, 9 miles from Malton, 14 miles from Scarborough and 27 miles from York.

- A two bedroom first floor flat
- Two bedrooms and bathroom
- Popular residential area within walking distance of the town centre
- No smokers nor pets allowed
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy
- Kitchen and living room
- Off-street parking space for one vehicle
- To be let on an initial 6 month Assured Shorthold Tenancy
- Usual reference checks apply following an application
- Available end of October 2025



£595 PCM

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ACCOMMODATION

TO THE FIRST FLOOR

A communal staircase shared with no.20a provides access from the ground floor.

ENTRANCE HALL

6'1" x 6'1" (1.85m x 1.85m)

With built-in storage.

LIVING ROOM

15'0" x 10'1" (4.57m x 3.07m)

With timber framed single glazed bay window, decorative fireplace and double radiator.

KITCHEN

11'10" x 8'4" (3.61m x 2.54m)

Fitted with a range of base and wall mounted units and formica work surfaces over, stainless steel sink and drainer with chrome mixer taps, integrated double oven and grill, 4 ring electric hob and extractor fan over, gas-fired combi boiler, uPVC double glazed window and double radiator.

BATHROOM

12'9" x 7'9" (3.89m x 2.36m)

A three-piece suite comprising corner bath, low flush ec and pedestal wash hand basin. Storage cupboard. Twin aspect windows.

BEDROOM 1

13'4" x 9'2" (4.06m x 2.79m)

With rear aspect uPVC double glazed window, and double radiator.

BEDROOM 2

8'1" x 5'9" (2.46m x 1.75m)

With front aspect timber framed single glazed window, laminate floor and double radiator.

OUTSIDE

Off-street parking for one vehicle to the rear and use of outdoor shed.

SERVICES

Mains water, drainage, electricity and gas. Gas-fired central heating.



DIRECTIONS

On entering Pickering on the A169 from the south, turn left at the main roundabout on to Hungate and continue through the traffic lights and on to Southgate. Turn right on to Potter Hill, bearing right when the road splits. No.20 is set back from the road, accessed beneath the archway beside 'Polly's' florist, clearly identified by our BoultonCooper 'To Let' board.

VIEWING

Strictly by appointment with the agents, BoultonCooper, Malton. Telephone 01653 692151.

COUNCIL TAX BAND

We are verbally informed the property lies in Band A. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council on 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band C. The full EPC document can be viewed at our Malton office.

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COUNCIL TAX BAND

A

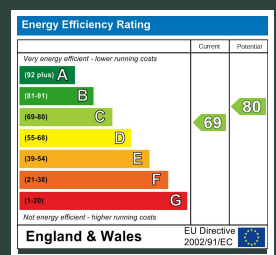
ENERGY PERFORMANCE RATING

C

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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Est. 1801