

ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



54 POTTER HILL, PICKERING, NORTH YORKSHIRE, YO18 8AF

**An endearing mid terrace cottage close to the town centre
and requiring significant modernisation and refurbishment**

Sitting Room

Bathroom

Rear Yard

Dining Kitchen

uPVC Double Glazing

Brick Outhouses

Two Bedrooms

Mains Gas

EPC Rating E

PRICE GUIDE: £145,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

Potter Hill is one of the older areas of Pickering that leads from the market place in a Westerly direction. As the name suggests it slopes up from the centre of town lined with an avenue of mature trees. Number 45 is a mid terrace brick under pan tile character cottage at the top of the hill. The property has accommodation spread over two floors with a rear courtyard garden and the use of some outbuildings.

The accommodation, coming in from the footpath at the front, offers a living room with a gas fire leading to a dining kitchen. The kitchen has a range of fitted wall and base units as well as a pantry. Stairs from the kitchen rise to the first floor where there are two bedrooms and the house bathroom.

At the rear of the cottage there is a courtyard garden and opposite there are two useful outbuildings. A footpath around the side of the terrace enables residents access on to Potter Hill.

General Information

Services: Mains gas, water and electricity are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations.

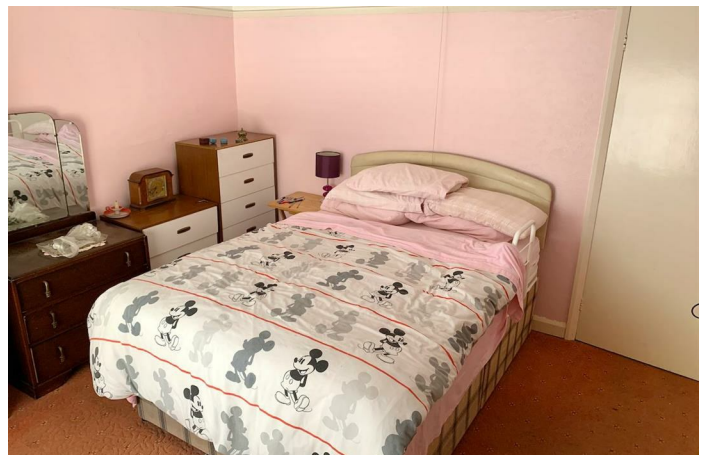
Council Tax: The property has been assessed by North Yorkshire Council as Band A

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Pickering, YO18 7AA. Tel: 01751 4872800.

Directions: Arriving in Pickering and at the central roundabout (by the Forest & Vale Hotel) head West along the A170 heading towards Kirkbymoorside. Continue through the traffic lights by the Lidl supermarket and then take the next available right turn sign posted Potter Hill. No 54, being slightly up the slope on the left hand side indicated by a Rounthwaite & Woodhead 'For Sale' Board

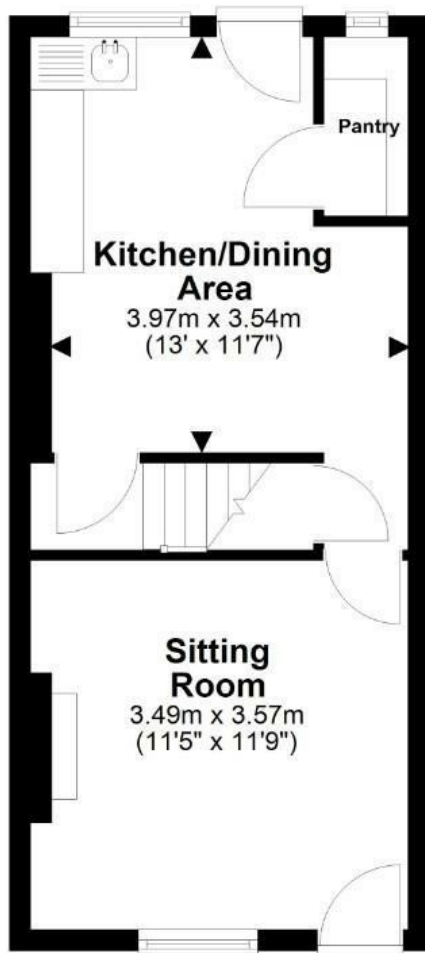
Postcode: YO18 8AF



Accommodation

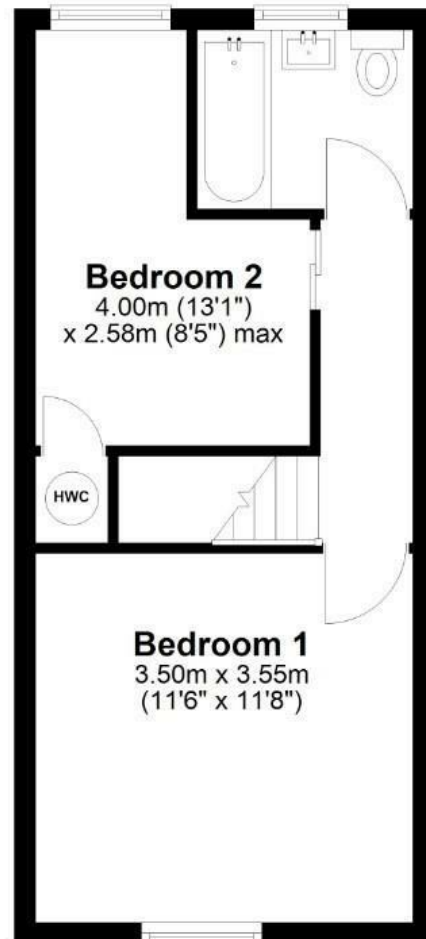
Ground Floor

Approx. 30.1 sq. metres (324.4 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.2 sq. feet)



Total area: approx. 60.4 sq. metres (650.6 sq. feet)

54 Potter Hill, Pickering

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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