WILLOWGREEN

ESTATE AGENTS

12 Potter Hill
Pickering, YO18 8AA

£175,000

Characterful 3-Storey Period Townhouse situated in the heart of Pickering, this delightful property offers the ideal setting for family life, within easy reach of local amenities, schools, and the stunning North York Moors.

The property offers the perfect blend of traditional character and contemporary living, on the ground floor the spacious kitchen is a true highlight of the home, with stunning oak flooring adding warmth and character. The space is well-equipped with a range cooker, wooden worktops, a ceramic sink, and an integrated induction hob with extractor fan. Modern spotlights provide a touch of contemporary flair, ensuring the room is bright and inviting. At the rear of the kitchen the utility room provides additional space for storage or laundry, and houses a WC and sink. The cosy sitting room is the perfect place to unwind: featuring an original hearth with an open fire, this room is full of character and charm. The oak flooring adds a touch of elegance, making it a wonderful space for relaxation.

On the first floor, bedroom one is a generous size with abundant natural light thanks to two sash windows. The room also features a charming fireplace with a wood-burning stove, adding to its inviting and cosy appeal. The family bathroom features oak flooring, along with a combination of wood panelling and part-tiled walls, creating a serene, yet practical space. The second floor comprises of a large and bright second bedroom, featuring two large fitted cupboards for storage, along with a Velux window that lets in even more natural light, creating a cheerful, airy space. The third bedroom can be used as either a third bedroom or a versatile home office which can be easily adapted to your needs.

LOCATION
Pickering is a charming market town on the edge of the North York Moors, brimming with history, character, and a strong sense of community. With its blend of independent shops, cosy cafés, and traditional pubs, it offers a delightful lifestyle for couples and families alike. Known as the "Gateway to the Moors," Pickering is perfect for outdoor enthusiasts, with miles of countryside, scenic walks, and the famous North Yorkshire Moors Railway on your doorstep.

Local amenities include highly regarded schools, a weekly market, and excellent transport links to York, Malton, and the coast. Whether you're looking for a peaceful retreat or a vibrant hub for family life, Pickering has something for everyone.

HALLWAY
3'10" x 14'5" (1.17 x 4.41)

LIVING ROOM
11'3" x 11'7" (3.44 x 3.55)

KITCHEN
10'6" x 11'2" (3.22 x 3.42)

UTILITY AND WC
7'3" x 12'0" (2.23 x 3.68)

LOWER LANDING
5'4" x 11'2" (1.65 x 3.41)

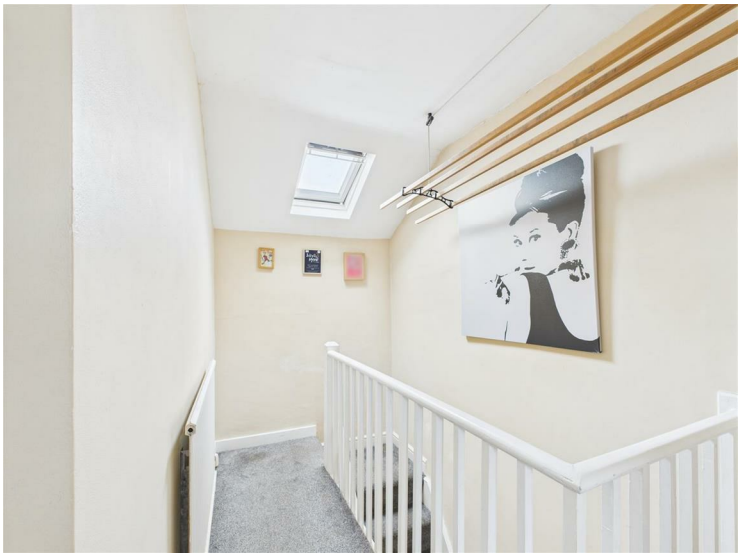
BEDROOM ONE
14'11" x 11'7" (4.56 x 3.55)

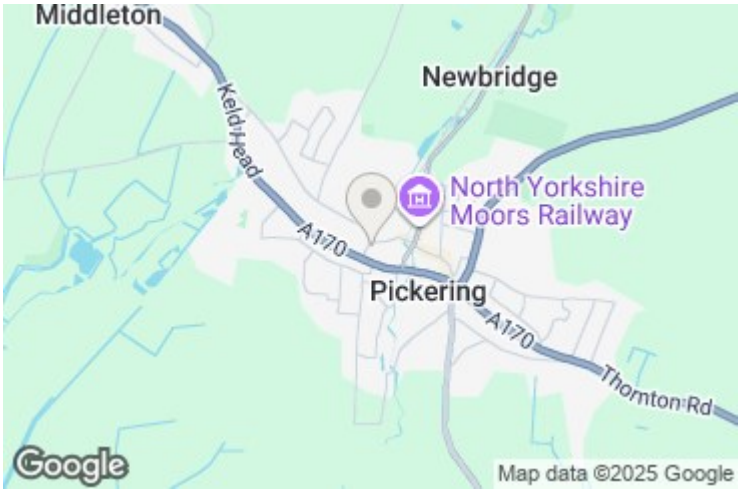
BATHROOM
7'7" x 11'1" (2.32 x 3.38)

BEDROOM TWO
11'11" x 11'11" (3.64 x 3.65)

BEDROOM THREE
7'6" x 11'0" (2.31 x 3.37)

UPPER LANDING
5'3" x 11'3" (1.61 x 3.43)

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Keld Head
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Moors Railway
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Pickering
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Thornton Rd
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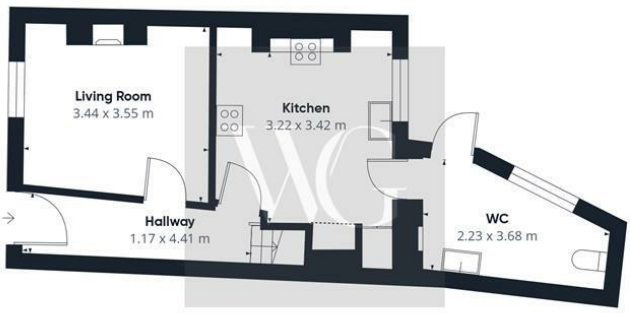

Floor 1

Floor 2

Floor 3

Approximate total area(1)

94.5 m²

Reduced headroom

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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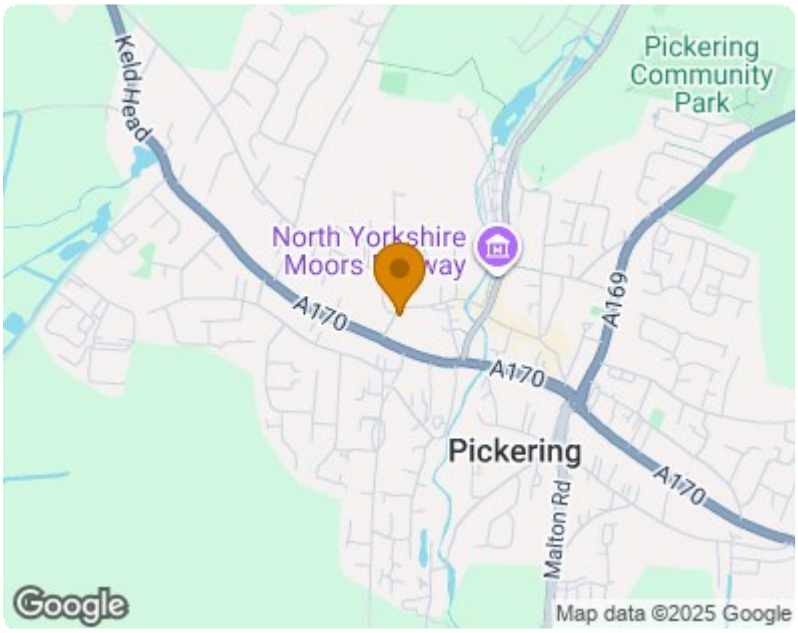

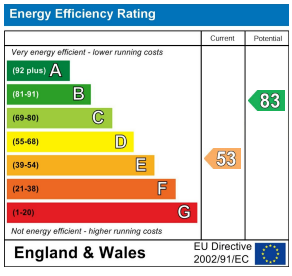

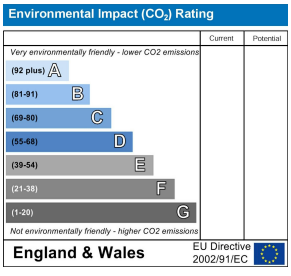

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