



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>53</b>	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

### Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515



## 12, Potter Hill, Pickering, YO18 8AA Guide price £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.



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6-8 Market St, Malton, North Yorkshire YO17 7LY

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**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)

