

BEANLAND
ILLINGWORTH

ESTATE AGENTS . AUCTIONEERS . VALUERS . PROPERTY CONSULTANTS

IN ASSOCIATION WITH



FRANCHISE TERRACE, 37 MIDDLETON ROAD PICKERING, YO18 8AN

A THREE BEDROOMED central heated, generously proportioned TERRACED HOUSE situated in a popular location only a short walk from the town centre.

GROUND FLOOR - HALL, SITTING ROOM, DINING ROOM, KITCHEN and BREAKFAST AREA

FIRST FLOOR - TWO BEDROOMS and BATHROOM

SECOND FLOOR - BEDROOM (3)

EXTERNALLY - FRONT and REAR GARDENS

PRICE GUIDE £180,000

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ILLINGWORTH-WOOD

FRONT ENTRANCE LOBBY

Front door with glazed fan. Georgian style glazed door leading through to hall.

HALL

Radiator. Dado rail. Doors leading through to sitting room and dining room. Staircase to first floor.

SITTING ROOM: 14'4" x 11'6"

Coal effect gas fire with glazed tiled cheeks and hearth and timber surround. Bay window giving northerly aspect over-looking the Primary School. Delft rail. Radiator.

DINING ROOM: 12'0" x 11'9"

Pseudo fireplace with space for electric fire. Radiator. Doors leading through to kitchen, hall and downstairs storage cupboard. Sliding sash window giving southerly aspect.



KITCHEN: 12'3" x 6'9"

Fitted kitchen including bowl and a half single drainer sink unit with mixer tap over, gas cooker point, cooker hood. External stable door. Way through to breakfast area.

BREAKFAST AREA: 11'9" x 6'8"

Wainscoting to dado. Electric heated radiator. Windows giving westerly aspect.



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FIRST FLOOR

LANDING

Radiator. Doors leading through to bedrooms, bathroom and downstairs storage cupboard. Staircase to second floor.

BEDROOM (1): 12'1" x 9'3"

Sliding sash windows giving southerly aspect. Radiator.

BEDROOM (2): 12'0" x 9'2"

Sliding sash windows. Radiator.

BATHROOM

White suite comprising panelled bath with hand rails, low level WC, pedestal wash hand basin and shower cubicle. Radiator. Sliding sash window with privacy glass.

SECOND FLOOR

BEDROOM (3): 13'11" max x 15'1" max

Cathedral style ceiling. Velux roof light. Eaves storage.

EXTERNALLY

FRONT GARDEN

Metal pedestrian gate leads to footpath to front door. Gravelled garden area for easy maintenance part bounded by low stone walling, privet hedgerow and metal fencing.

REAR OF PROPERTY

Enclosed rear yard area with water tap. Right of way leads to a substantial lawned garden with various fruit trees and garden shed.

THE PROPERTY MISEDSCRIPTION ACT:

Due to this act we no longer feel able to comment on the SERVICES, TENURE AND RIGHTS OF WAY of any property.

VIEWING:

Strictly by appointment through the Agents Pickering Office, Champley's Mews, Market Place, Pickering. Telephone 01751 475557 or Fax 01751 475566.

