



12, Potterhill, Pickering, YO18 8AA  
Price Guide £189,000

A three bedroom, three storey, gas fired centrally heated, double glazed, mid-terraced family home, situated close to the town centre. To the rear of the property there is an area for bins and a small outbuilding, yard area with shared right of way with the adjoining property. This residence is situated within the towns Conservation Area.

Accommodation briefly comprises: Front entrance porch, sitting room, fitted kitchen/dining area, utility area with wc. First floor: Landing, bedroom one and house bathroom, Second floor: Landing, two further bedrooms.

Pickering has a good range of local amenities and is home to the North York Moors Railway. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable. A short distance away can be found the outstanding North York Moors National Park and the Great Dalby Forest.



**Tenure:** We understand the property to be freehold. Vacant possession will be given on completion.

**Services:** Mains water, drainage, gas and electricity are laid on.

**Location:** [What3words:///blackbird.scouts.fail](http://What3words:///blackbird.scouts.fail)

**Energy Performance Rating:** Band E

**Property Tax:** Band B

**Photography:** By Peter Illingworth

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**Viewing:** Strictly by appointment through the agents Pickering Office, Champley's Mews, Market Place, Pickering, YO18 7AE. Tel: 01751 475557

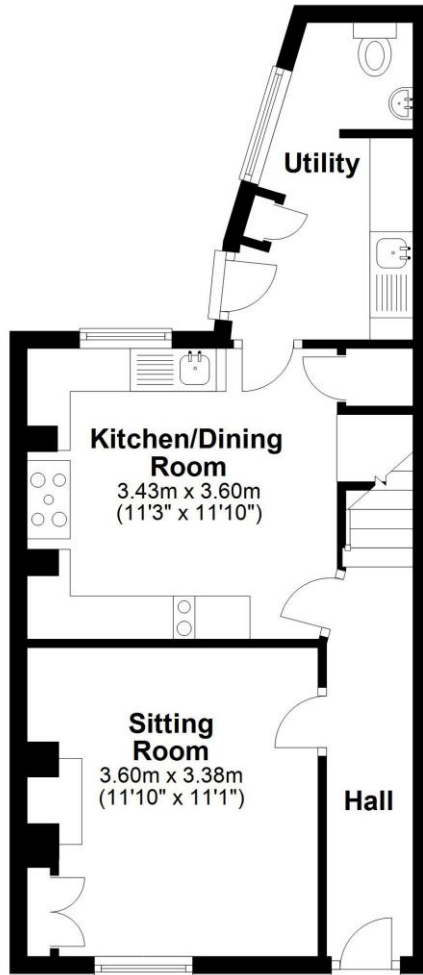






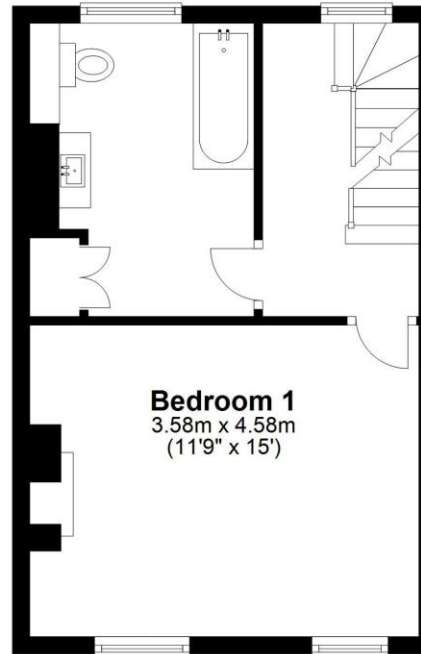
## Ground Floor

Approx. 38.4 sq. metres (413.1 sq. feet)



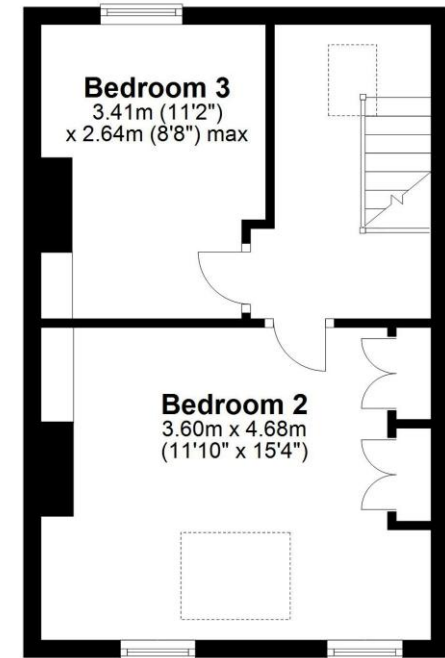
## First Floor

Approx. 31.7 sq. metres (341.2 sq. feet)



## Second Floor

Approx. 31.7 sq. metres (341.2 sq. feet)



Total area: approx. 101.8 sq. metres (1095.6 sq. feet)

## 12 Potter Hill, Pickering

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