



**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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**Need advice on buying through another agent?** Contact Peter Illingworth on 01751 475557 to discuss how we can give you the comfort of many years of our expertise, in representing clients in the purchase of their next home.

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











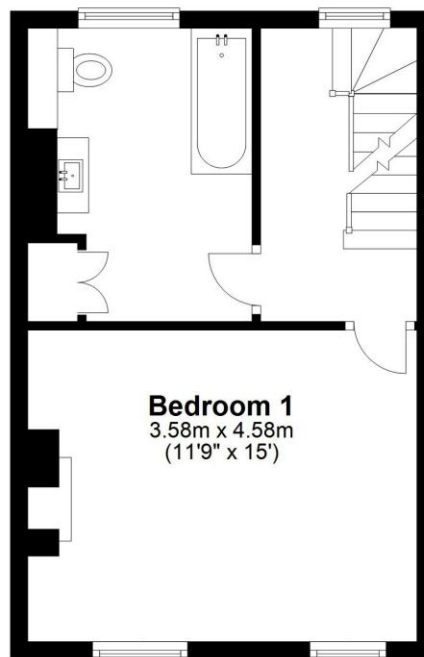
## Ground Floor

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



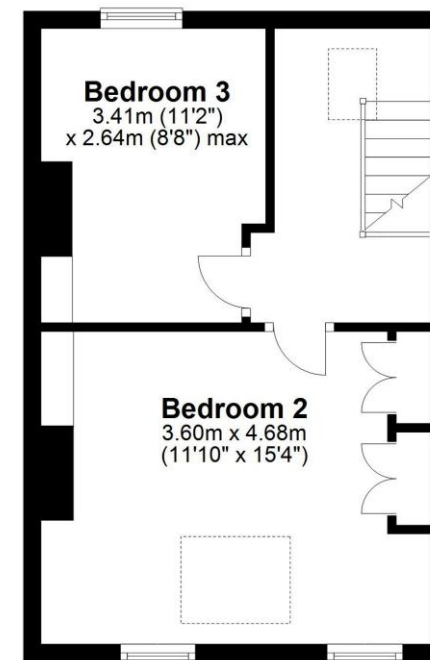
## First Floor

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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