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ESTATE AGENTS



30, Firthland Road
Pickering, North Yorkshire, YO18 8BZ
Price Guide £315,000

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A centrally heated, sealed unit double glazed, gas fired centrally heated, four bedroom detached family home, with integral garage, generous car standing, enclosed front lawned garden with patio area. Rear garden laid to lawn with timber decked sitting out area.

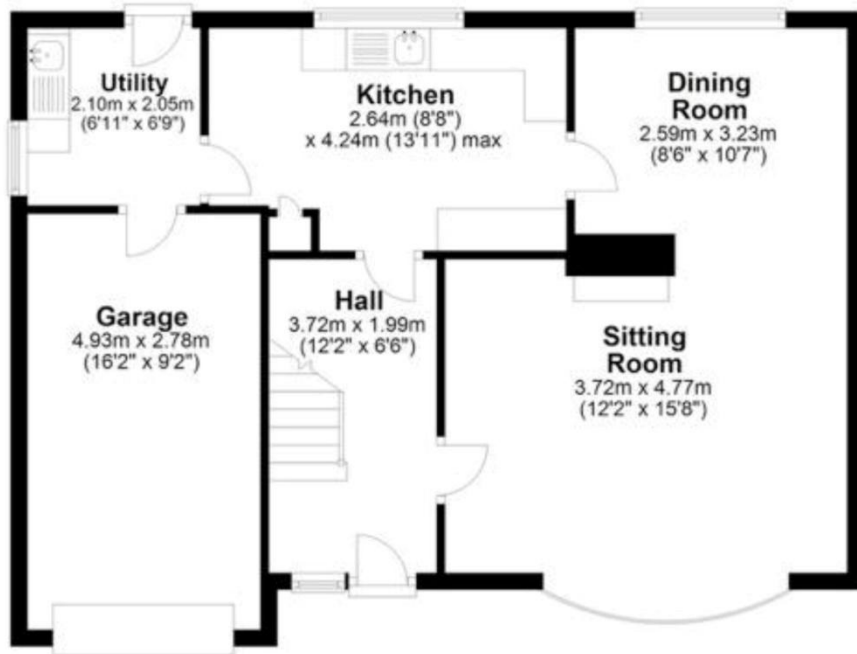
Accommodation briefly comprises: Ground floor: Front entrance hall, fitted kitchen, dining room, sitting room, utility room. First floor: Landing, four bedrooms and house bathroom with separate shower.

This property is situated in a much sought after area of Pickering, yet still within walking distance of town centre amenities. Pickering is the home of the North York Moors Railway and is ideally placed to enjoy the renowned North York Moors National Park that is located close by. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



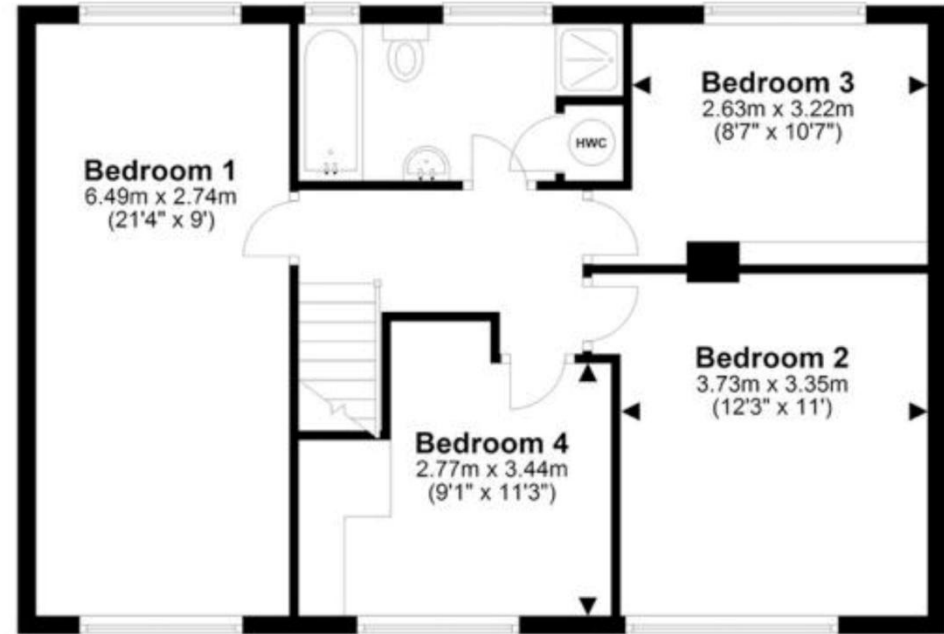
Ground Floor

Approx. 65.1 sq. metres (700.4 sq. feet)



First Floor

Approx. 62.8 sq. metres (676.2 sq. feet)



Total area: approx. 127.9 sq. metres (1376.6 sq. feet)

30 Firthland Road, Pickering

For illustration purposes only not to scale





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

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

Note: A private right of way exists within the eastern boundary that has been fenced off from the property.

Location: what3Words///scrubber.zoomed.remain

Energy performance certificate: Band D

Property tax: Band D

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

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



www.peterillingworth.co.uk

16 Market Place, Kirkbymoorside, York, YO62 6DA
T. 01751 431107
E. kirkbymoorside@peterillingworth.co.uk

Champley's Mews, Market Place, Pickering, North Yorkshire, YO18 7AE
T. 01751 475557
E. pickering@peterillingworth.co.uk

Cashel House, 15 Thyer Street, London W1U 3JT
T. 0870 1127099
E. info@mayfair.co.uk W. www.mayfairoffice.co.uk



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