

Peter  
**illingworth**  
ESTATE AGENTS



**42, Firthland Road, Pickering, YO18 8BZ**  
**Price Guide £250,000**

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A three bedroomed extended end terrace of three stone fronted house with gas fired central heating and sealed unit double glazing.

The ground floor comprises: front entrance hall, open plan sitting room/dining area, with double doors through to breakfast area and fitted kitchen, utility room and cloakroom off.

First floor: Landing, two double bedrooms, single bedroom, house bathroom with separate shower.

Externally enclosed gardens to front and rear; the garage is located to the rear of the property.

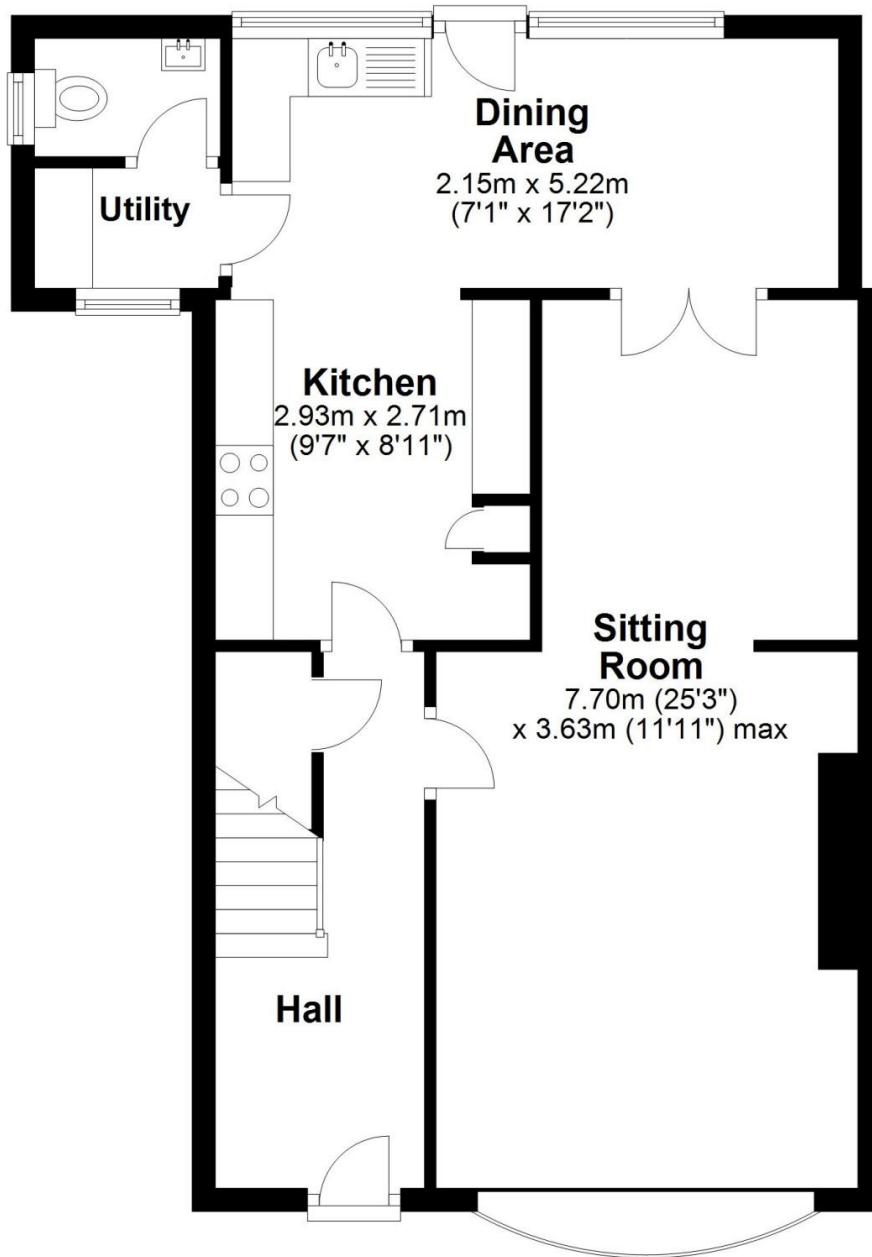
This family home is ideally located for town centre amenities and the local schools.

The North York Moors National Park and Dalby Forest are a short drive away with the ancient market towns of Malton, Helmsley and Kirkbymoorside within easy reach. The coastal resorts of Scarborough and Whitby and the ancient city of York are commutable.



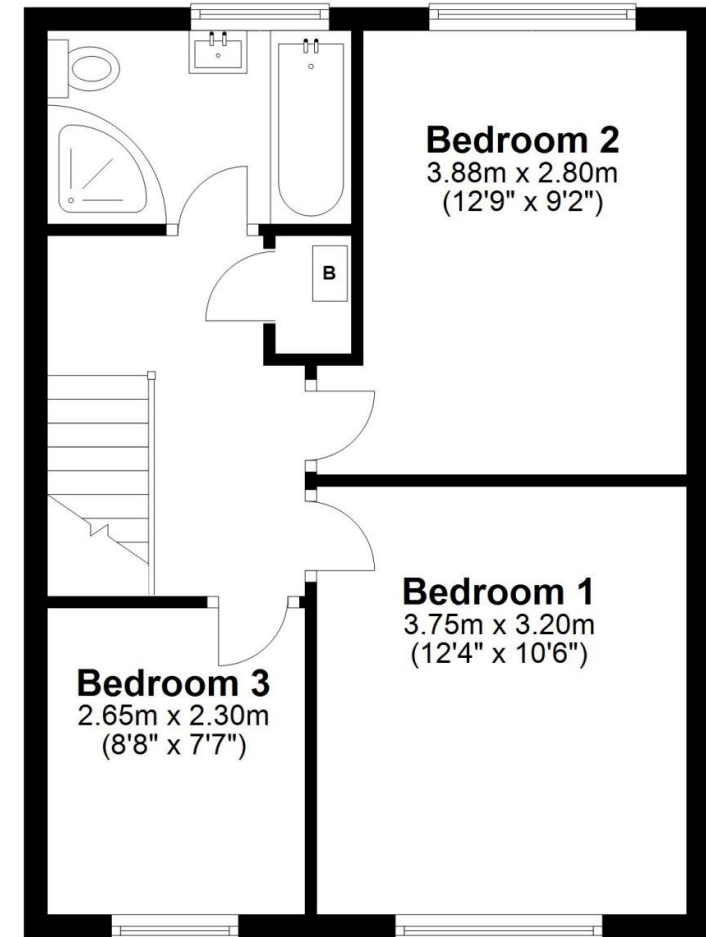
## Ground Floor

Approx. 58.1 sq. metres (625.5 sq. feet)



## First Floor

Approx. 42.3 sq. metres (455.4 sq. feet)



Total area: approx. 100.4 sq. metres (1080.8 sq. feet)

**42 Firthland Road, Pickering**





**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.

**Energy Performance Rating:** Band C

**Property Tax:** Band C

**Note:** The property has a single garage and it located to the rear of the property.

**Photography:** By Peter Illingworth

**Need to sell your own property?** Contact Peter Illingworth on 01751 475557 for no-obligation advice.

**Need advice on buying through another agent?** Contact Helen Shaw on 01751 431107 for an independent inspection by an experienced Chartered Surveyor, backed up by the RICS HomeBuyer report.

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



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