

## 31a POTTER HILL PICKERING



**Newly renovated top floor apartment, providing stylish accommodation and located only a stone's throw from the centre of town.**

Fully refurbished and renovated throughout, stylishly presented with a contemporary finish.

521 square feet of accommodation.

Open plan living dining kitchen - Double bedroom - Shower room.

An ideal investment property or first time buy.

**GUIDE PRICE £137,500**

**A stylish apartment occupying the top floor of this period town house, within easy reach of the centre of town.**

31a Potter Hill has just undergone a comprehensive refurbishment, with the flat comprises the top floor of a three-storey town house located at the foot of Potter Hill.

The apartment has been fully re-wired and fitted with a new and efficient electric heating system. The internal joinery has been renewed and double-glazed window units throughout and fitted with a smart range of bathroom and kitchen fittings. Fully redecorated and with high quality floor coverings, the apartment is an ideal bolt hole or investment property.

In brief the accommodation amounts to 521 square feet and comprises; private entrance with hallway, top floor entrance hall and an open plan living dining room with fitted kitchen. South facing double bedroom and the shower room.



Pickering is a delightful market town which provides an excellent range of amenities, with good schools, restaurants, pubs and both national and independent retailers. It is also home to the North York Moors Steam Railway. The market town of Malton is also close at hand, being only 9 miles south and benefits from regular rail services to York from where London can be reached in a best time of 1 hour and 52 minutes.

**ACCOMMODATION COMPRISES**



**ENTRANCE HALL**

Painted panelled front door. Stairs up to the apartment. Electric consumer unit and fuses. Coat hooks and fitted shelving. Coving. Window to the south.

**HALLWAY**

Fitted storage cupboard. Recessed lights. Loft inspection hatch, the loft is fully insulated and has storage space.

**OPEN PLAN LIVING DINING KITCHEN**

5.14 m (16'10") x 2.66 m (8'7")

Main reception room with a part vaulted ceiling and an open mezzanine feature display area. Sash window to the front elevation. Electric panel radiators. Feature beams and recessed lights.





### BEDROOM ONE

3.23 m (16'10") x 2.53 m (8'4")

Sash window to the rear. Beamed ceiling. Recessed ceiling lights. Electric panel radiator.



### KITCHEN

2.00 m x 2.00 m

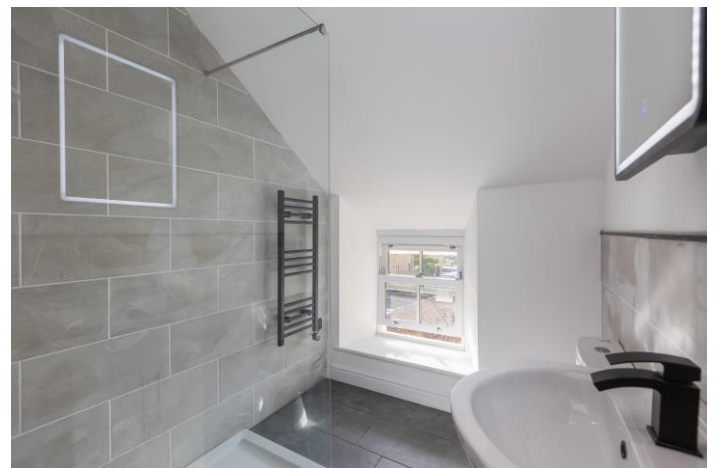
Stylish range of newly fitted kitchen cabinets with base and wall storage. Marble effect worktops incorporating single bowl sink unit. Integrated electric oven. Four ring induction hob with extractor overhead. Plumbing for a washing machine. Tiled flooring.

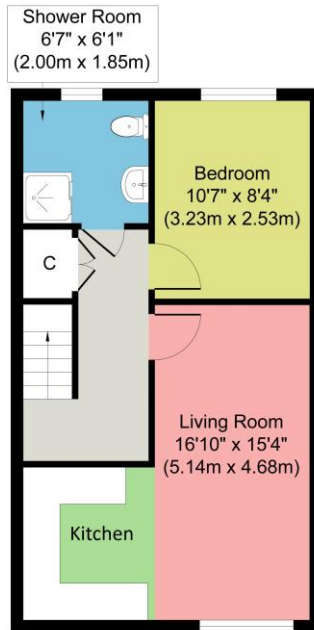


### SHOWER ROOM

2.00 m (6'7") x 1.85 m (6'1")

Walk in shower cubicle with dual rainhead shower overhead. Low flush WC. Pedestal wash hand basin. Heated towel rail. Part tiled walls. Tiled floor. Extractor fan. Mirror fronted cabinet. Sash window to the rear.





**Approximate Floor Area**  
**521 sq. ft**  
**(427 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Copyright © 2004 | www.houseview.com

## GENERAL INFORMATION

Services: Mains water drainage and electricity.

Council Tax: Band B

EPC: TBC

Tenure: We understand that the property is Leasehold for an initial term of 999 years.

An annual maintenance charge is payable, which covers upkeep of the building, external decoration, and includes buildings insurance.

Viewing: Strictly by appointment with the Agent's Pickering office.

## ADDITIONAL INFORMATION

*Measurements are taken in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is intended only as an approximate guide. The services as described have not been tested and cannot be guaranteed.*

*These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.*

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

C025 Printed by Ravensworth 01670 713330