41 FIRTHLAND ROAD

PICKERING



Detached brick built bungalow with a modern range of accommodation, pretty, south facing garden, private parking and garage.

Accommodation comprises; entrance hall, living room, conservatory and breakfast kitchen
Up to three bedrooms and shower room.
Attractive gardens to the front and rear.
Off-street parking & garage.
Upvc double glazing and Gas fired central heating

OFFERS IN THE REGION OF £250,000

A compact, detached bungalow with a lovely south facing garden and both a garage and off-street parking, conveniently located on the southern edge of Pickering town.

A detached brick-built bungalow with a good range of modern accommodation, situated on Firthland Road, on the western edge of the town. Built as part of a pair of properties around 30 years ago, 41 Firthland Road provides 850 square feet of space with an easy flow of adaptable accommodation, an attractive, well stocked south facing garden and off-street parking with a single garage.

In brief the accommodation comprises the following, entrance hallway, breakfast kitchen, sitting room and conservatory. There are up to three bedrooms and a refitted main shower room.



Pickering is a bustling market town, famous for its castle and steam railway, and located on the southern boundary of the North York Moors National Park and close to the heritage coastline. The town offers a wide range of amenities, including primary and secondary school, sports centre, restaurants, public houses and an array of retailers.

ACCOMMODATION COMPRISES

ENTRANCE HALL
Front door with glazed pane. Laminate floor. Telephone point. Radiator.

BREAKFAST KITCHEN
4.00 m (13'1'') x 3.00 m(9'10'')
Range of fitted base and wall units incorporating a stainless steel sink unit. Integrated electric oven and four ring hob with extractor overhead. Washing machine point. Casement window to the front. Half glazed door out to the side. Chrome heated ladder towel rail. Baxi gas fired central heating boiler.



LIVING ROOM
4.37 m(14'14'') x 4.00 m (13'1'')
Casement window to the side. Electric fire. Sliding patio doors to the Conservatory.



CONSERVATORY
3.58 m (11’9”) x 3.00 m (9’10”)
Doors out to the garden. Mono pitch roof.



BEDROOM ONE
3.38 m (11’1”) x 2.50 m (8’2”)
Casement window. Radiator. Fitted wardrobe.



BEDROOM TWO
3.38 m (11’1”) x 2.66 m (8’9”)
Casement window. Radiator. Fitted wardrobe.



BEDROOM THREE/STUDY
3.20 m(10'6'') x 2.28 m (7'6'')
Casement window. Radiator.



SHOWER ROOM
2.41 m (8'3'') x 1.90 m (6’2”)
Matching white suite comprising; WC with concealed cistern and storage unit. Wash hand basin set into a vanity unit. Walk in shower. Radiator. Casement window.

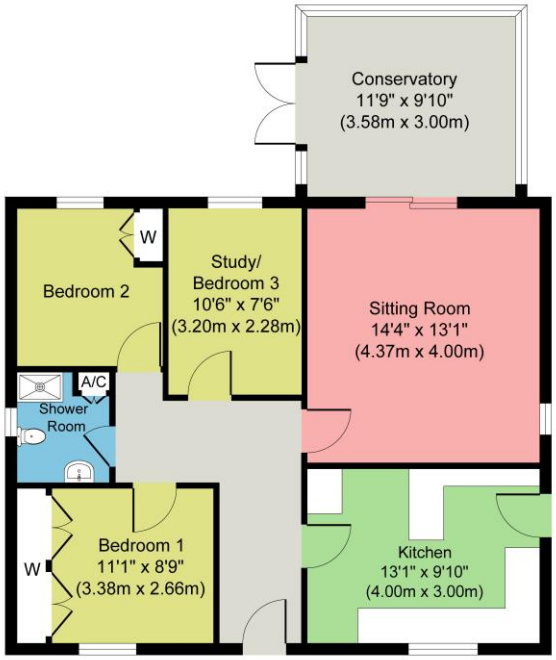


OUTSIDE





GARAGE
Brick garage, one in a block of 3, with parking to the front.



Approximate Floor Area
850 sq. ft
(78.96 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.
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GENERAL INFORMATION

Services:	Mains water, gas, electricity, and drainage
Council Tax:	Band C
EPC:	TBC
Postcode:	YO18 8BZ
Tenure:	We understand that the property is freehold with vacant possession upon completion.
Viewing:	Strictly by appointment through the agents Pickering office

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.

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