

# Boulton & Cooper Stephensons

Chartered Surveyors • Auctioneers • Valuers



**1, GOSLIP TERRACE, SOUTHGATE, PICKERING**

**PRICE GUIDE : £ 127,500**



St. Georges House, Pickering YO18 7AE  
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A decent sized Edwardian terrace house centrally situated and offering accommodation on three levels comprising an entrance hall, sittingroom with bay, livingroom, kitchen, two first floor bedrooms and large bathroom plus a large attic bedroom. The house benefits from Economy 7 electric heating to most rooms and uPVC windows but in general terms it requires modernisation and up-grading. The original panelled doors as well as a few other features are retained. Externally there is a decent sized square of garden.

Goslip Terrace is located at the far end of Southgate. It is handily placed for all the central amenities and local schools. Pickering is a thriving market town with excellent facilities adjoining the North York Moors National Park.

#### FRONT ENTRANCE LOBBY

With glazed inner door leading to:

#### ENTRANCE HALL

With Creda economy 7 heater and staircase to first floor. Panelled internal doors.

#### SITTING ROOM

3.48m(11'5") x 4.24m(13'11") into bay.

Front facing bay with uPVC window, chimney breast, tiled fireplace with gas point and Creda economy 7 heater.

#### LIVING ROOM

3.66m(12'0") x 3.05m(10'0") plus recess.

Rear facing uPVC window, Creda electric heater, chimney breast with tiled fireplace and gas point, full height shelved side cupboard with panelled doors.

#### KITCHEN

3.86m(12'8") x 1.98m(6'6")

Side facing window and outer door, stainless steel sink unit, base units with work surfaces over, matching wall mounted fittings, pine board clad ceiling and door to walk in understairs cupboard.

#### FIRST FLOOR

Turned staircase to LANDING with staircase to second floor and understairs cupboard.

#### BEDROOM ONE

4.52m(14'10") x 3.66m(12'0")

The principal room with two uPVC front facing windows, chimney breast and boarded up fireplace, Creda heater.

#### BEDROOM TWO

3.66m(12'0") x 2.54m(8'4")

Rear facing uPVC window, Creda heater, chimney breast with boarded up fireplace.

#### BATHROOM

3.45m(11'4") x 1.96m(6'5")

A spacious bathroom with south facing window, bath, wash basin, w.c, separate shower cubicle, built in cupboard, pine board ceiling and Brittony II gas water heater. Creda electric heater.

#### SECOND FLOOR

Turned staircase to:

#### ATTIC BEDROOM

3.71m(12'2") x 4.11m(13'6") maximum

Boarded off eaves, velux style window lights to front and rear. Fully plastered board and carpeted floor, light and power.

#### EXTERNAL

To the front there is a small forecourt area with dwarf brick

boundary wall to footpath.

To the rear an enclosed concrete base yard giving access to a useful lean-to store 8'5" x 4'8" with light, power and water supply.

Immediately to the rear there is a useful square of garden laid to grass with greenhouse and timber garden shed. A service path leading across the back and far end of the terrace provides a useful right of way to the front street for fuel bins and garden rubbish.

#### SERVICES

Water, electricity and drainage.

#### EPC

This is available on line or at the Pickering Office for inspection.

#### COUNCIL TAX

We are advised that the property lies in band B. Prospective purchasers are advised to have this information verified.

#### VIEWING

By appointment with the Pickering office. Tel: 01751 472724.

#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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