



**23 Goslipgate, Pickering, YO18 8DQ**

**£187,500**

- **\*\*No onward chain\*\***
- **Modern Bathroom**

- **Good sized rear garden**
- **Three Bedrooms**

- **Generous rooms downstairs**
- **Off-Road Parking**

# 23 Goslipgate, Pickering YO18 8DQ

Offered with no onward chain, 23 Goslipgate is a charming 3 bedroom terraced property situated in a mature residential area in the heart of Pickering. Coming off Goslipgate there is a parking space at the front of the property, once inside there is the lounge which is a generous size, there is then the dining kitchen which provides access to the very well proportioned rear garden. Upstairs there is the modern bathroom and the three bedrooms, two of which are doubles.



Council Tax Band:



### Lounge

Front window with radiator underneath, front entrance door, further radiator, stairs off the first floor.

### Dining Kitchen

With a range of base and wall level, cupboard housing a relatively modern combi boiler, 3 rear windows, under stairs cupboard, rear entrance door, radiator.

### Landing

Pull down loft hatch.

### Bedroom 1

Front window with radiator underneath.

### Bedroom 2

Rear window with radiator underneath.

### Bedroom 3

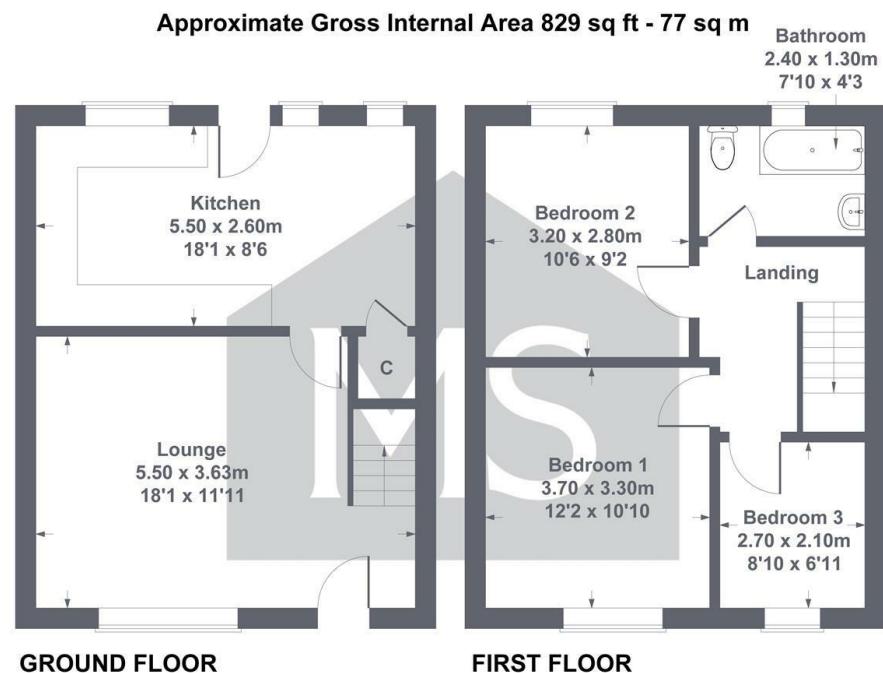
Front window with radiator underneath

### Family bathroom

Modern three-piece suite, over bath shower, radiator, rear window.

### Outside

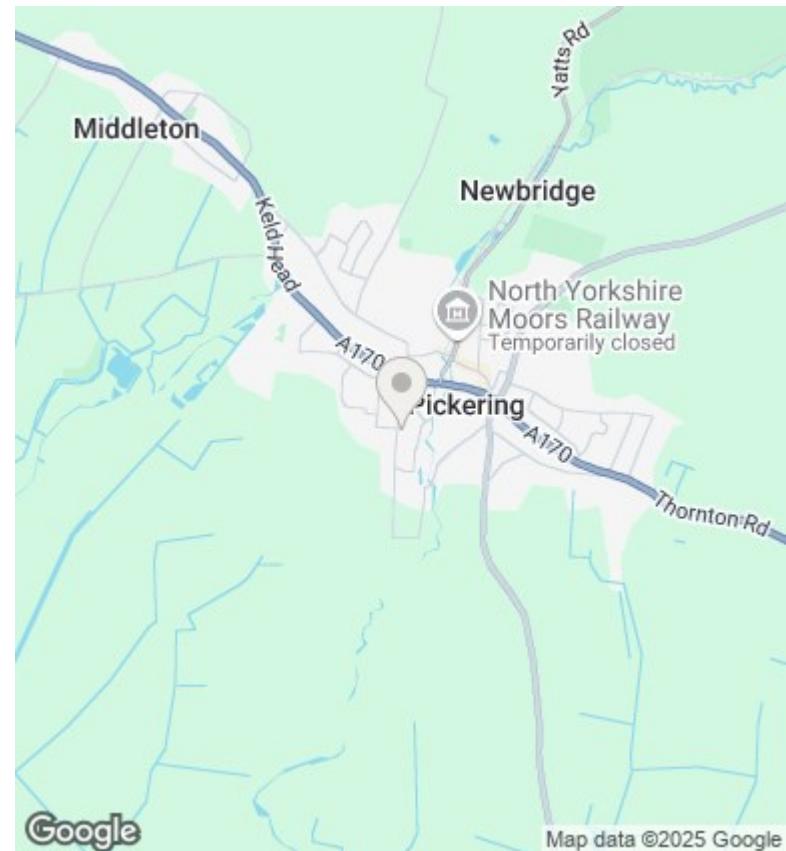
To the front there is a hand gate with a path leading to a front entrance door, gravelled hardstanding. To the rear there is a walled yard area immediately out of the rear kitchen door. This area leads through to a larger flagged area of patio where double doors come in from shared access to the side of number 22. The gardens are of a particularly generous length laid down to grass with sizeable shed at the very bottom end.



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



## Directions

## Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

## Council Tax Band

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		68
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	