

# BEANLAND ILLINGWORTH

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IN ASSOCIATION WITH



## 19 EASTGATE SQUARE PICKERING YO18 7DP

A well-appointed, centrally heated, TWO BEDROOMED FIRST FLOOR FLAT with front entrance hall on the ground floor. The flat is situated in the heart of Pickering and would ideally suit a first time buyer.

The accommodation briefly comprises:  
ENTRANCE HALL, SITTING ROOM/DINING AREA, KITCHEN, TWO BEDROOMS and  
BATHROOM.  
DEDICATED CAR STANDING AREA.

**PRICE GUIDE £115,000**

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Pickering, North Yorkshire YO18 7AE  
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ILLINGWORTH-WOOD

**GROUND FLOOR ENTRANCE HALL: 15'8" max x 6'5" max (4.77m x 1.96m)**

Part glazed front door. Radiator. Staircase leading to first floor.

**FIRST FLOOR**

**LANDING**

Doors leading through to sitting room/dining area, bedrooms and bathroom. Velux roof light.

**SITTING ROOM/DINING AREA: 'L' shaped - 15'7" max x 18'3" max (4.75m x 5.56m)**

Velux roof light. Cottage style windows giving westerly aspect. Two radiators. Archway through to kitchen.

**KITCHEN: 7'11" x 8'3" (2.41m x 2.52m)**

Fitted kitchen incorporating four ring ceramic electric hob with oven under, bowl and a half single drainer sink unit, plumbing for automatic washing machine, breakfast bar. Radiator. Gas fired central heating boiler. Velux roof light. Access to loft.



**BEDROOM (1): 15'5" x 7'8" (4.70m x 2.34m)**

Cottage style tilt and turn window. Radiator.

**BEDROOM (2): 18'7" x 7'7" (5.66m x 2.31m)**

Cottage style tilt and turn window giving southerly aspect. Radiator.

**BATHROOM**

White suite comprising panelled bath with mixer tap over and shower attachment, shower screen, low level WC and pedestal wash hand basin. Radiator. Airing cupboard housing hot water cylinder and immersion heater. Electric light with shaver point. Cottage style windows.

**DEDICATED CAR STANDING AREA**

Situated close to the property behind the Eastgate Restaurant/Tea Room and marked with 'No. 8'

**LEASE**

The remainder of a 99 year lease which commenced in November 1986.

**GROUND RENT**

Ground rent of £1 per annum plus a service charge of £135 per annum revisable annually.

**VIEWING**

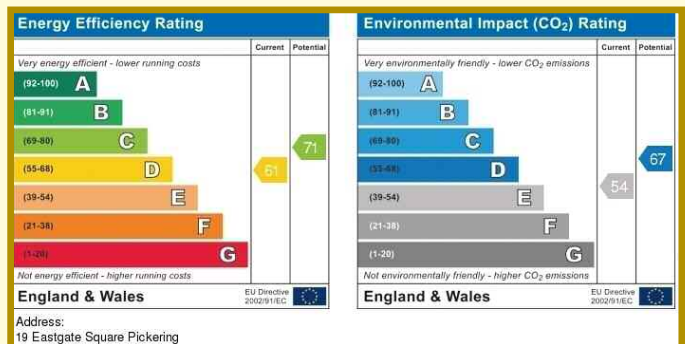
Viewing arrangements may be made through the Agent's office in Pickering (01751) 475557.

**PROPERTY MISDESCRIPTION ACT 1991**

These sales particulars have been carefully prepared and all reasonable efforts have been made to produce them accurately. They are meant to be descriptive and informative within the strictures of the Act.

Mechanical and electrical equipment and the services have not been tested and cannot be guaranteed. Measurements are not guaranteed.

Due to this Act we no longer feel able to comment on the SERVICES, TENURE and RIGHTS OF WAY of any property.



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