

Mark Stephenson's

ESTATE & LETTING AGENTS



49 Potter Hill, Pickering YO18 8AD

£350,000

- Recently renovated semi detached home
- Utility room and ground floor WC
- Impressive open plan kitchen
- Excellent ground floor layout
- Four bedrooms over the upper floors
- Within easy reach of the town
- Extends to approx 1720 sqft internally
- Superb bathroom and en-suite

20 Birdgate, Pickering, YO18 7AL - 01751 476 900
13a Yorkersgate, Malton, YO17 7AA - 01653 692 500

pickering@markstephensons.co.uk
<https://www.markstephensons.co.uk/>

49 Potter Hill, Pickering YO18 8AD

This beautifully renovated double-fronted Victorian semi-detached combines historic charm with contemporary family living, all within an easy walk of the bustling town centre. Extending to 1720 square feet internally, the property has been skilfully and sympathetically upgraded in recent years. The layout features a cosy front lounge and an excellent open-plan living and dining kitchen, perfect for modern family life, alongside a convenient utility room. Across the upper floors are four well-proportioned bedrooms, providing ample space. A major highlight is the superb loft conversion, which creates a bright and private bedroom suite complete with a stylish en-suite bathroom. Situated in a highly popular and well-served market town, this home offers the ideal blend of period elegance and turn-key convenience.



Council Tax Band: D



Works information

Brand New Roof: Fully replaced with high-quality slate tiles and extensive loft insulation.

Doors & Windows: All double-glazed windows updated throughout; brand-new front and back doors.

Access: Convenient rear access provided via a joint alleyway.

Heating, Plumbing & EnergyUnderfloor Heating: Full wet-system underfloor heating installed throughout the property.

Efficient Controls: Highly efficient heating system featuring individual room thermostats.

Gas & Electric: Entirely new gas and electric supplies, plus a complete electrical rewire.

Fireplaces: Original fireplaces carefully opened up, with two 5kW log burners installed downstairs.

Loft Extension: Includes 3 dedicated radiators alongside the new primary central heating.

Interior FinishBack-to-Brick Refurbishment: Entire house stripped to the bare brick and fitted with new plasterboard walls and ceilings, fully plastered and decorated.

Flooring: Premium Karndean flooring fitted in the living room.Bathrooms:

Loft extension includes a brand-new en-suite shower room, plus a downstairs toilet.

Safety: Hardwired smoke detection systems installed in all habitable rooms.

Services

All mains are connected.

Underfloor heating at ground and first floors. Radiators to the second floor.

Location

The property occupies an elevated position with steps upto a terraced area allowing space to sit out where sun comes round from the south and west as the day goes on. To the rear lies a private full width but shallow courtyard space.

Pickering is an attractive market town on the edge of the beautiful North York Moors National Park and 18 miles from the Heritage Coast. There is a wealth of pubs, eateries individual shops and all the other amenities expected in a market town; including the market itself held every Monday. The iconic North Yorkshire Moors Steam Railway is based in Pickering with some services to Whitby - the famous seaside town from where Captain Cook set sail in the endeavour in the 1700s. There is a wonderful Norman castle in Pickering owned by English Heritage and the surrounding countryside is a haven for wildlife and walkers.

Hallway

Living room

Open plan living/dining kitchen

WC

Utility room

First floor landing

Bedroom front

Bedroom front

Bedroom rear

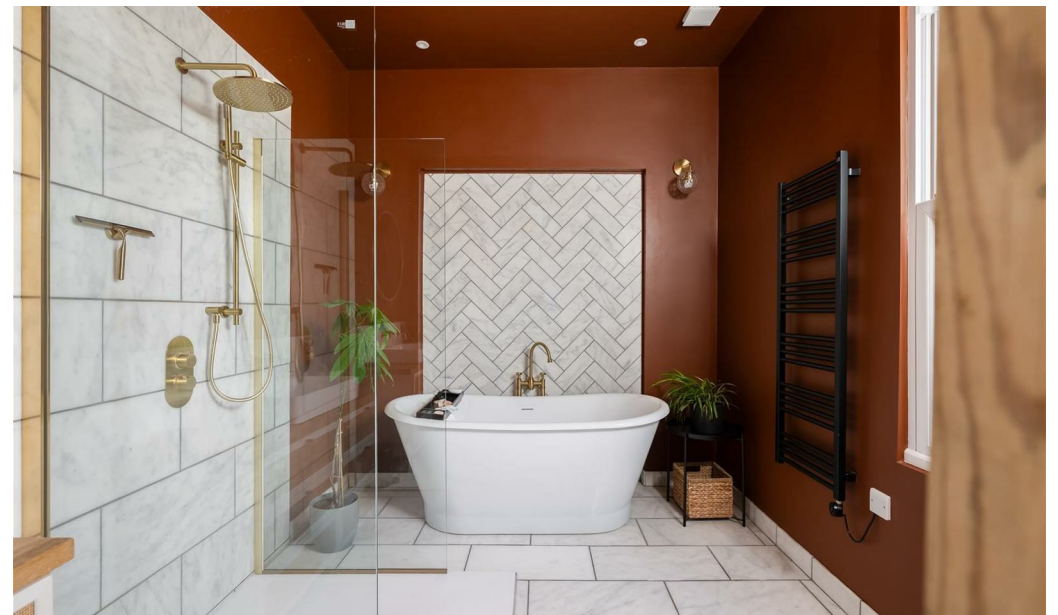
Bathroom

Second floor landing

Bedroom

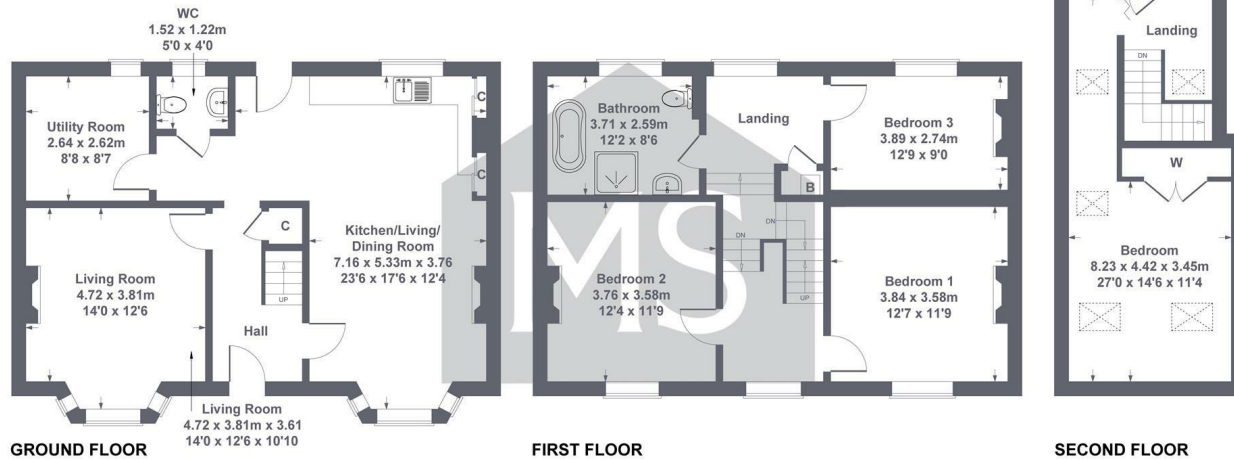
En-suite shower room

Enclosed rear courtyard





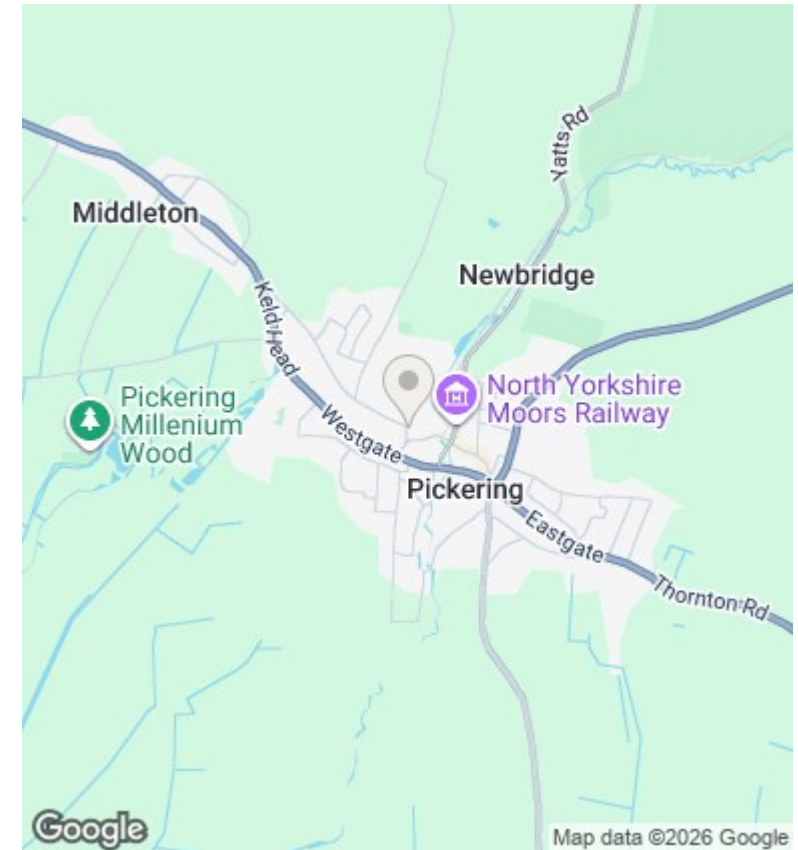
Approximate Gross Internal Area 1720 sq ft - 160 sq m



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. 2026



Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC