



**22, Dove Road, Pickering,  
, YO18 7UD  
Guide price £290,000**

22, Dove Road is Heather Crofts latest David Wilson development located off the Whitby Road towards the Northern edge of Pickering. This detached property offers spacious accommodation, it is beautifully presented with quality fittings, side and rear garden with patio area and a private drive.

This accommodation comprises; Entrance hallway, attractive sitting room, kitchen/diner, cloakroom and utility room. To the first floor; Master bedroom with luxury En Suite shower room, dressing room, two further double bedrooms and family Bathroom. Private garden with patio and lawned area, garden shed and access gate to the block paved driveway.

The property lies in Pickering on the edge of the North York Moors National Park, and is close to the town centre with all the local amenities you could need close to hand. There are shops, cafes, a regular market, library and excellent tourist attractions including a museum and the incredibly popular North York Moors Railway, which runs daily heritage steam and diesel services from Pickering to Whitby through the heart of the national park.

EPC rating B



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	94
(92 plus) A	
(81-91) B	83
(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	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

**Viewing Arrangements**

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

**Disclaimer**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515



**ENTRANCE HALLWAY**

Stairs to first floor landing, radiator.

**SITTING ROOM**

15'2" x 10'4" (4.63 x 3.15)

Windows to the front and side aspect, TV point, power points, radiator.

**KITCHEN/DINER**

10'11" x 17'5" (3.33 x 5.33)

Window and Double French doors out to rear garden, range of fitted base and wall units with wooden works tops, stainless steel sink, integrated oven and grill, gas hob with extractor over, splashback, space for fridge/freezer, power points, radiator.

**GUEST CLOAKROOM**

Window to side aspect, Hand wash basin with pedestal, low flush W.C, radiator and extractor fan,

**UTILITY ROOM**

5'4" x 5'2" (1.64 x 1.59)

Door to side aspect, wall mounted boiler, plumbing for washer/dryer, power points.

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

11'6" x 10'4" (3.52 x 3.15)

Window to front aspect, power points, radiator.

**EN-SUITE**

Window to side aspect, fully tiled walk in shower, low flush W.C, hand wash basin with pedestal.

**BEDROOM TWO**

12'5" x 9'0" (3.80 x 2.75)

Window to front aspect, power points, radiator.

**BEDROOM THREE**

9'8" x 12'2" (2.96 x 3.73)

Window to rear aspect, power points, radiator.

**BATHROOM**

Window to rear aspect, fully tiled panel enclosed bath with over head shower, walk in shower cubicle, low flush W.C, hand wash basin with pedestal, heated towel rail.

**EXTERIOR**

Integral garage to the front with allocated parking, to the rear fully enclosed mainly laid to lawn garden with patio area and summerhouse.

**SERVICES**

Mains gas, electricity, water and mains drainage.

**TENURE**

Freehold

