



11 Mayfield Whitby Road
Pickering, North Yorkshire YO18 7HH
Offers in excess of £325,000


WILLOWGREEN
ESTATE AGENTS

An immaculate four bedroom, mid terrace, Edwardian property. Situated in the thriving market town of Pickering. Full of charm and period features, this home has been tastefully decorated and is beautifully presented throughout. To the front of the property is a garden with well-stocked borders, to the rear is a low maintenance courtyard with parking access leading onto a private access road.

This property comprises; entrance porch, entrance hall way, spacious living room, separate kitchen and utility. To the first floor is a family bathroom with a W/C, two double bedrooms, dressing room, and a further single bedroom. To the second floor is a double bedroom.

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. Lying on the crossing point of the A169/A170, Pickering occupies a central location in the area, with excellent access to the moors, coast and Yorkshire Wolds, including the neighbouring market town - and Yorkshire's food capital – Malton.

EPC Rating TBC



ENTRANCE PORCH

Tiled floor.

ENTRANCE HALLWAY

Carpet fitted, stairs to first floor landing, power points, radiators.

SITTING ROOM 12'10" x 13'3" (3.92 x 4.05)

Bay window to front aspect, cast iron feature fireplace with wooden surround, power points, TV point, radiator.

DINING ROOM 12'10" x 10'8" (3.92 x 3.26)

Window to rear aspect, half panelled, power points, radiator.

KITCHEN 14'9" x 8'9" (4.52 x 2.68)

Window to side aspect, tiled floor, range of wall and base units with roll top work surfaces, integrated fridge/freezer, stainless steel sink and drainer unit with mixer taps, plumbing for dishwasher, double rangemaster gas cooker with extractor hood, power points, downlights.

UTILITY ROOM 5'2" x 8'4" (1.59 x 2.56)

Door to side into rear courtyard, wall and base units, stainless steel sink with mixer taps, plumbing for washer/dryer.

FIRST FLOOR LANDING

Radiators, door to second floor landing.

BEDROOM ONE 12'10" x 10'10" (3.93 x 3.32)

Window to rear aspect, power points, radiator.

CLOAKROOM

Window to side aspect, low flush W.C, radiator.

BEDROOM TWO 13'1" x 16'2" (3.99 x 4.93)

Window to front aspect, power points, radiator.

BATHROOM

Window to rear aspect, tiled floor, part panelled walls, panel enclosed bath with mixer taps and overhead shower, low flush W/C, hand wash basin with vanity unit, extractor fan, radiator, downlights.

DRESSING ROOM

Window to rear aspect, power points, radiator.

BEDROOM THREE

Window to front aspect, power points, radiator.

SECOND FLOOR LANDING**BEDROOM FOUR**

Velux window to rear and window to front aspect, power points, radiator, downlights, storage eaves.

OUTSIDE

To the front of the property is a garden with well-stocked borders, to the rear is a low maintenance courtyard with parking access leading onto a private access road.

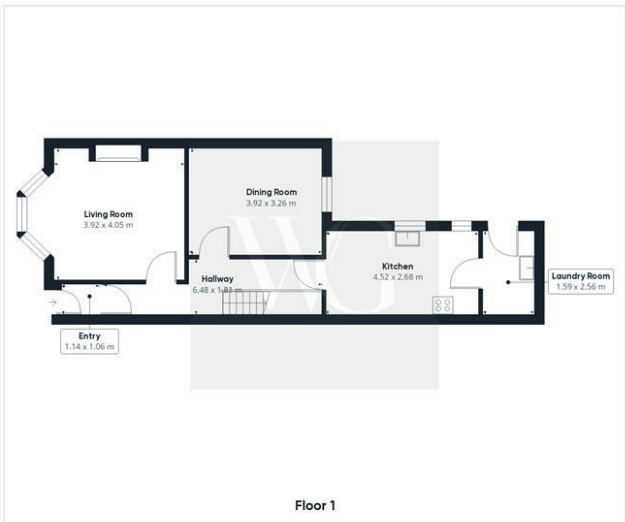
SERVICES

Boiler and radiators, mains gas.

COUNCIL TAX BAND D







WG

Approximate total area⁽¹⁾
129.19 m²

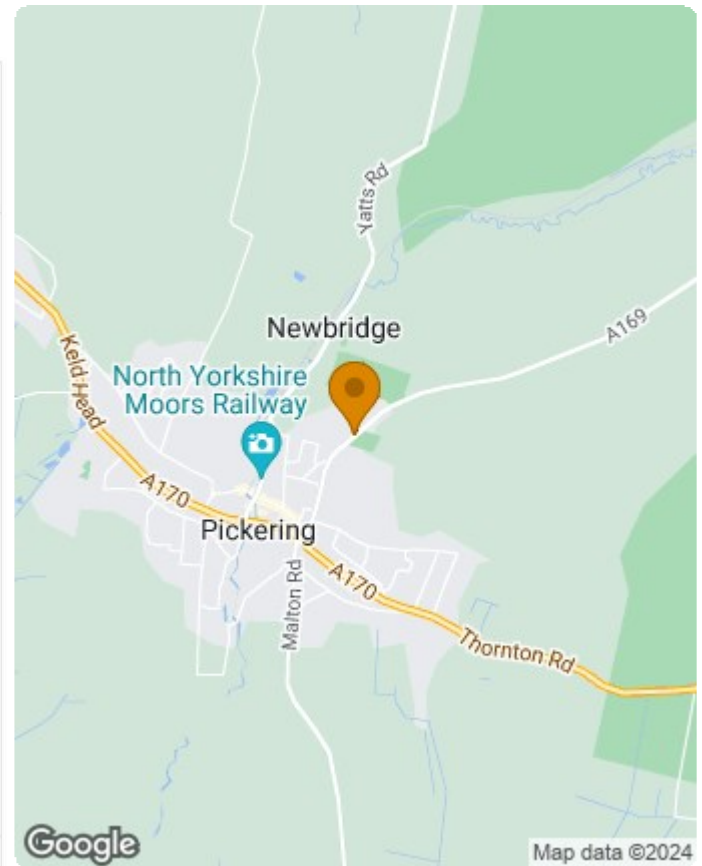
Reduced headroom
3.67 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398