



| Energy Efficiency Rating | |
|--|-----------------------------------|
| Current | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | <p>82</p> <p>45</p> |
| <p>EU Directive 2002/91/EC</p> <p>England & Wales</p> | |
| Environmental Impact (CO ₂) Rating | |
| Current | Potential |
| <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | |
| <p>EU Directive 2002/91/EC</p> <p>England & Wales</p> | |

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: 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

44, Maudon Avenue, Pickering, , YO18 7EJ Guide price £230,000

An immaculate two bedroom end-terraced house situated on Maudon Avenue in Pickering. The property benefits from a good sized front and rear lawned garden and driveway.

This accommodation comprises; entrance hall, sitting room and kitchen/diner. To the first floor are two double bedrooms and the house bathroom.

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.

EPC RATING E



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ENTRANCE HALLWAY

KITCHEN/DINING ROOM

7'2" x 15'5" (2.20 x 4.70)
Window to rear aspect, door to porch, range of fitted wall and base units with wooden work surfaces, stainless steel sink and drainer unit with mixer taps, electric oven and hob with extractor over, space for fridge/freezer, plumbing for washer, power points, radiator.

SITTING ROOM

11'3" x 12'5" (3.45 x 3.81)
Bay window to front aspect, power points, radiator

FIRST FLOOR LANDING

BEDROOM ONE

12'4" x 12'5" (3.78 x 3.79)
Bay window to front aspect, power points, radiator.

BEDROOM TWO

9'3" x 9'3" (2.82 x 2.84)
Window to rear aspect, power points, radiator.

BATHROOM

Window to rear aspect, panel enclosed bath with mixer taps and power shower, low flush W/C, hand wash basin with pedestal, heated towel rail, extractor fan.

OUTSIDE

The property benefits from a good sized front and rear lawned garden and driveway.

SERVICES

Boiler and radiators, mains gas.

COUNCIL TAX BAND B

