



**32, Outgang Road, Pickering,
, YO18 7EL
Guide price £270,000**

32 Outgang Road is a well presented three storey, three bedroom semi-detached house located in this pleasant position in a sought after residential area, within walking distance of the town centre. The property offers well proportioned accommodation comprising; reception hallway, lounge, dining kitchen, guest cloakroom. To the first floor there are two bedrooms and the house bathroom. To second floor is the master bedroom with en-suite shower room.

Outside there is an attractive garden to the front and enclosed paved courtyard to the rear. Parking to the side of the property.

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 TBA

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	
EU Directive 2002/91/EC	
England & Wales	
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	
EU Directive 2002/91/EC	
England & Wales	

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



ENTRANCE PORCH

SITTING ROOM

13'10" x 10'7" (4.23 x 3.23m)
Window to front aspect, electric feature fireplace set in a contemporary surround with marble hearth, TV point, power points, radiator.

KITCHEN/DINER

11'8" x 10'2" (3.57 x 3.10m)
Window to rear aspect, door to rear hall, range of fitted wall and base units with wooden work surfaces, tiled splashbacks, built in oven and hob with extractor fan over; built in fridge/freezer; integrated dishwasher, plumbing for washing machine, radiator, power points.

REAR HALL

4'11" x 2'11" (1.51 x 0.89m)
Door out to rear garden.

GUEST CLOAKROOM

5'1" x 3'2" (1.56 x 0.97m)
Low flush w.c, hand wash basin with pedestal, radiator.

FIRST FLOOR LANDING

Radiator. Built in storage cupboard.

BEDROOM TWO

8'9" x 13'8" (2.68 x 4.19m)
Window to the front aspect, power points, radiator.

BATHROOM

5'9" x 7'6" (1.77 x 2.31)
Window to side aspect, white suite comprising panel enclosed bath with shower unit over, pedestal wash basin and w.c.; extractor fan.

STUDY

10'7" x 7'5" (3.24 x 2.28m)
Window to side aspect, power points, radiator.

SECOND FLOOR LANDING

MASTER BEDROOM

14'1" x 8'11" (4.31 x 2.74)
Velux window to front elevation, power points, radiator

EN-SUITE

7'8" x 4'6" (2.34 x 1.39m)
Velux window to rear elevation, shower cubicle with shower, pedestal wash hand basin, w.c.

GARDEN

Lawned garden to the front, part wall with fenced boundary with trees and shrubs. Paved driveway with parking for two vehicles and enclosed courtyard to the rear with garden shed.

SERVICES

Boiler and radiators, mains gas

COUNCIL TAX BAND C

