



WILLOWGREEN

ESTATE AGENTS



**8 Woodlands Park
Pickering, YO18 7AH**

Offers in excess of £385,000

8 Woodlands Park, Pickering is an immaculate extended three bedroom family home located in the historical market town of Pickering. Close to all amenities and the Yorkshire moors. The property has unobstructed views over the open fields and woodland beyond and has been extended to a very high standard to accommodate an open plan kitchen/diner and utility room.

The accommodation briefly comprises: entrance hall, cloakroom, sitting room, open plan kitchen/dining area, utility room, and a study/reduced size garage. To the first floor is the master bedroom with an en-suite shower room, two further double bedrooms and a house bathroom.

Externally there is a paved patio area to the rear, perfect for entertaining and to the front is a car standing area, situated close by is a dedicated car park with free parking with generous sized car standing spaces. Directly to the North is a substantial green open space with a play park.

EPC RATING C

ENTRANCE HALLWAY



Stairs to first floor landing, power points, radiator.

GUEST CLOAKROOM

Window to side aspect, low flush WC, hand wash basin with pedestal, wall mounted boiler.

DINING ROOM

12'0" x 8'3" (3.66 x 2.52)



Window to front aspect, power points, radiator.

SITTING ROOM

13'10" x 15'4" (4.22 x 4.69)



Window to rear and double French doors out onto rear garden, wooden style flooring, power points, TV point, radiator.

KITCHEN/DINING ROOM

18'4" x 10'11" (5.61 x 3.33)



Skylight, window to rear and double French doors out onto rear garden, tiled flooring, breakfast bar with a range of fitted wall and base units with work surfaces with splashback, double gas Smeg cooker with extractor over, built in Bosch electric oven/microwave, built in wine fridge, Smeg dishwasher, Smeg American fridge freezer, sink and drainer unit, downlights, power points, TV point, radiator.

UTILITY ROOM



Door to side, tiled floor, wall and base units with work surfaces, plumbing for washing machine, space for tumble dryer, stainless steel sink with mixer tap, power points.

FIRST FLOOR LANDING

MASTER BEDROOM

16'11" x 9'3" (5.16 x 2.82)



Windows to front and rear aspect, fitted wardrobes, power points, radiator.

EN-SUITE



Window to rear aspect, walk in shower enclosure, built in hand wash basin with WC, tiled splashback, heated towel rail, shaver point, extractor fan.

BEDROOM TWO

9'7" x 13'1" (2.94 x 4.00)



Window to front aspect, built in wardrobes, power points, radiator.

BEDROOM THREE

10'2" x 8'5" (3.12 x 2.57)



Window to rear aspect, built in wardrobes, power points, radiator.

BATHROOM



Window to side aspect, airing cupboard, fully tiled panel enclosed bath with overhead shower, low flush WC, hand wash basin, heated towel rail, extractor fan.

OUTSIDE

Externally there is a paved patio area to the rear, perfect for entertaining and to the front is a car standing area, situated close by is a dedicated car park with free parking with generous sized car standing spaces. Directly to the North is a substantial green open space with a play park.

SERVICES

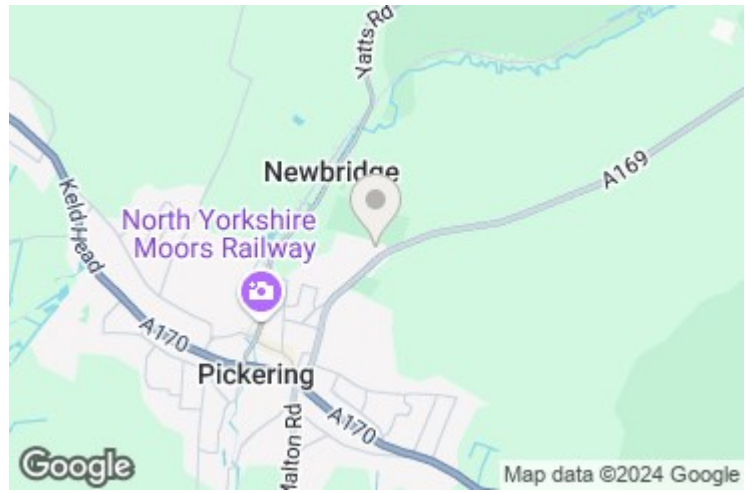
Mains water, drainage and electricity. Gas fired central heating.

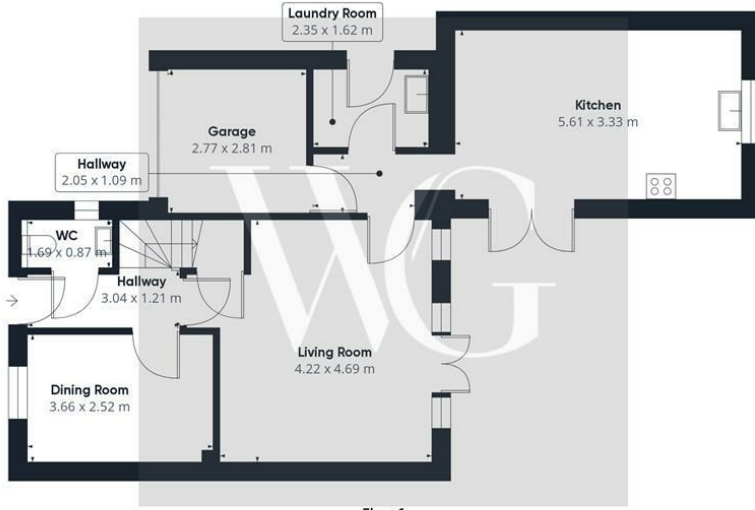
COUNCIL TAX BAND D

GARAGE/STUDY

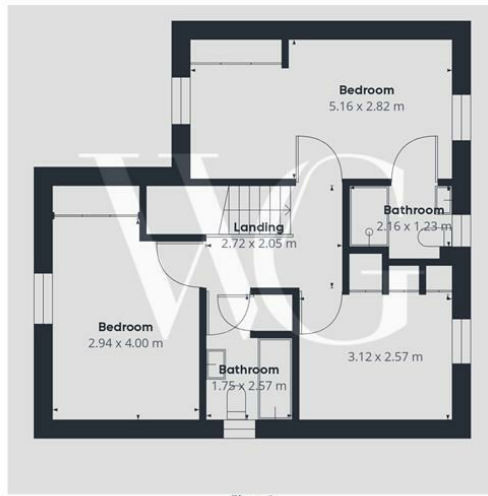
9'1" x 9'2" (2.77 x 2.81)

Electric roller door, power and lighting.





Floor 1



Floor 2

Approximate total area⁽¹⁾
117.29 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

