



Energy Efficiency Rating	
Current	Potential
77	88

  

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

### 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

## 8, Woodlands Park, Pickering, , YO18 7AH Guide price £379,000

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



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

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**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.

