



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

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

5, Standfield Drive, Pickering, North Yorkshire, YO18 8EY

Guide price £290,000

5 Standfield is a detached three bedroom home located on this recently built development. This well presented home in brief comprises; entrance hallway, kitchen/dining room with French doors onto garden, sitting room, guest cloakroom and utility room. To the first floor there are three bedrooms with an en-suite to the master and house bathroom.

Outside there is an enclosed rear garden with paved patio area, ample planting borders, raised beds, greenhouse. There is also driveway parking and a garage.

Pickering is an attractive market town situated along the A170, Thirsk to Scarborough road. It is a short drive to the east coast and to the surrounding market towns of Helmsley and Malton. Malton has regular rail links to the City of York and Intercity service beyond. Pickering has a lively Monday street market, a good selection of shops, schools and amenities which include medical centre, library, leisure centre and swimming pool.



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



ENTRANCE HALLWAY
6'7" x 13'0" (2.02m x 3.97m)
Main front entrance door, stairs to first floor, carpet, radiator, power points, panelled walls, understairs storage.

LIVING ROOM
12'9" x 12'1" (3.91m x 3.69m)
Window to front aspect, radiator, TV point, power points, panelled feature wall.

KITCHEN/DINING
18'0" x 9'3" (5.49m x 2.82m)
Window to rear aspect, fitted wall and base units with wooden work surfaces, tiled backsplash, integrated electric oven, dishwasher, fridge/freezer, farmhouse style ceramic sink, power points, radiator, rear double patio doors onto garden

GUEST CLOAKROOM
WC, hand wash basin, radiator.

UTILTY ROOM & PANTRY
5'9" x 5'6" (1.77m x 1.69m)
Wall units, washer, dryer, boiler, pantry cupboard, radiator, door to side aspect.

FIRST FLOOR LANDING
Large storage cupboard.

BEDROOM ONE
11'10" x 8'11" (3.63m x 2.72m)
Panelled wall, power points, window to front aspect, built in wardrobes.

BEDROOM EN-SUITE
Low flush WC, sink and shower, window to front aspect, towel rail, extractor fan.

BEDROOM TWO
9'3" x 9'5" (2.83m x 2.89m)
Window to rear aspect, radiator, power points.

BEDROOM THREE
8'6" x 9'5" (2.60m x 2.88m)
Window to rear aspect, radiator, power points.

HOUSE BATHROOM
5'11" x 5'10" (1.82m x 1.79m)
Bath, hand wash basin, WC, radiator. window to side aspect.

OUTSIDE
Paved patio area, ample planting boarders, raised beds, greenhouse.

TENURE
Freehold

SERVICES
Gas central heating and mains drainage.

