



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	83
(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		
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.

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10, Westerdale, Pickering, North Yorkshire, YO18 8DS Guide price £265,000

This superbly located three-bedroom detached bungalow offers comfortable and versatile living space. Entering from the side elevation, the welcoming hallway features useful built-in storage. The modern kitchen is equipped with an integrated extractor hood, hob, oven, and dishwasher. The bright and spacious living room provides a relaxing retreat, while the conservatory extension serves as a stylish dining and additional living area. The contemporary shower room is well-appointed, and a separate storage area doubles as a practical utility space. Outside, the lawned rear garden includes a delightful summer house, perfect for enjoying the outdoors. A private driveway offers convenient off-road parking.

Pickering is nestled on the edge of the North York Moors National Park, Pickering is a charming and historic market town known for its picturesque surroundings and strong community spirit. Steeped in history, it is home to the iconic Pickering Castle and the famous North Yorkshire Moors Railway, offering scenic steam train journeys through breathtaking countryside. The town boasts a vibrant selection of independent shops, cafés, pubs, and restaurants, as well as essential amenities including schools, healthcare facilities, and supermarkets. With stunning walking and cycling routes on its doorstep, alongside easy access to the coast and nearby cities such as York and Scarborough, Pickering offers an ideal blend of rural tranquillity and modern convenience.



10 WESTERDALE

HALLWAY

13'8" x 3'0" (4.17 x 0.92)

LIVING ROOM

9'7" x 11'5" (2.94 x 3.5)

KITCHEN

8'8" x 10'8" (2.65 x 3.27)

BEDROOM 1

11'8" x 9'8" (3.56 x 2.96)

BEDROOM 2

9'4" x 11'6" (2.86 x 3.51)

BEDROOM 3

8'6" x 8'8" (2.61 x 2.66)

BATHROOM

UTILITY

10'3" x 8'0" (3.14 x 2.45)

COUNCIL TAX BAND C

GARDEN

