

Five Oaks, Kirkham Lane, Pickering, North Yorkshire, YO18 7AT



Guide price £395,000

Five Oaks is a beautifully presented two bedroom detached bungalow located in the heart of Pickering, just a couple of minutes walk away from the town centre. The property has undergone a significant level of upgrading to create a very spacious and modern open kitchen/ living/diner.

This charming property briefly comprises; entrance hallway, living/dining room, kitchen, rear porch, two double bedrooms and a modern house bathroom. Outside has a generous lawned garden to the rear with a patio area, the front is gravelled with a garage and parking for multiple vehicles.

The property lies in Pickering on the edge of the North York Moors National Park, and is close to the town centre with all the local amenities you could need close to hand. There are shops, cafes, a regular market, library and excellent tourist attractions including a museum and the incredibly popular North York Moors Railway, which runs daily heritage steam and diesel services from Pickering to Whitby through the heart of the national park. Lying on the crossing point of the A169/A170, Pickering occupies a central location in the area, with excellent access to the moors, coast and Yorkshire Wolds, including the neighbouring market town - and Yorkshire's food capital – Malton.

EPC RATING TBA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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](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





ENTRANCE HALLWAY

Main entrance door, large built-in shelved airing cupboard, radiator.

LIVING/DINING ROOM

13'1" x 21'9" (3.99 x 6.64)  
Window to front aspect and double French doors out onto rear garden, wooden style flooring, wood burning stove, TV point, power points, radiator.

KITCHEN

10'5" x 12'6" (3.20 x 3.82)  
Window to rear aspect, wooden style flooring, range of fitted kitchen units with tiled splashback, built in fridge/freezer, integrated dishwasher, double oven with gas hob and extractor over, sink unit, power points.

BEDROOM ONE

11'10" x 11'8" (3.62 x 3.58)  
Window to rear aspect, power points, radiator.

BEDROOM TWO

8'10" x 9'10" (2.70 x 3.02)  
Window to front aspect, power points, radiator.

BATHROOM

Window to front aspect, fully tiled suite with walk in shower enclosure, low flush WC, and hand wash basin, heated towel rail, extractor fan.

GARDEN

Spacious enclosed walled garden to the rear, mostly laid to lawn with raised patio seating area, the front has a tarmac drive with parking for multiple vehicles.

GARAGE

Electric remote control roller shutter door with rear door to garden.

GARDEN GYM

Power and lighting.

SERVICES

Boiler and radiators, mains gas

COUNCIL TAX BAND D

