

**3 Shepherds Hill, Pickering**  
**Guide Price £175,000**



**MODERN 3 BEDROOM SEMI DETACHED  
HOUSE** Recently built with Double glazing,  
**MASTER BEDROOM en SUITE. DRIVEWAY** to  
the front for parking, **GAS CENTRAL HEATING** on  
the sought after Shepherds Hill development,  
**Pickering,**

## Entrance Hall

UPVC double glazed door to the front aspect, radiator and power points, stairs to the first floor landing.

## Downstairs WC

UPVC double glazed window to the front aspect, low flush WC, wash hand basin, extractor fan  
Tiled flooring.

## Lounge 4.33m x 3.65m (14'2" x 12'0")

UPVC double glazed window to the front aspect, TV point, understairs storage cupboard, radiator and power points.

## Kitchen/Diner 4.70m x 3.00m (15'5" x 9'10")

UPVC double glazed window to the rear aspect, UPVC double glazed French doors leading to the private garden, range of modern white wall and base units with roll top work surface, stainless steel sink and drainer, integrated electric oven and four ring gas hob, extractor fan, space for washing machine, space for tumble dryer, space for fridge freezer, radiator, power points and tiled flooring.



### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



First floor landing

Storage cupboard, power points, loft access

Bedroom One 3.69m x 2.84m  
(12'1" x 9'4")

UPVC double glazed window to the front aspect, TV point, airing cupboard, radiator and power points.



En Suite

UPVC double glazed window to the rear aspect, modern white suite comprising of low flush WC, wash hand basin, shower cubicle, extractor fan, radiator and tiled flooring.



Bedroom Two 2.31m x 2.73m  
(7'7" x 8'11")

UPVC double glazed window to the rear aspect, TV point, radiator and power point.

Bedroom Three 2.31m x 1.85m  
(7'7" x 6'1")

UPVC double glazed window to the rear aspect, radiator and power points.



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## Family Bathroom

Modern white suite comprising of low flush WC, wash hand basin, panel enclosed bath, radiator extractor fan and tiled flooring.

## External

### Rear Garden

Fenced rear garden mainly laid to lawn with patio area, shed and Gated rear access.



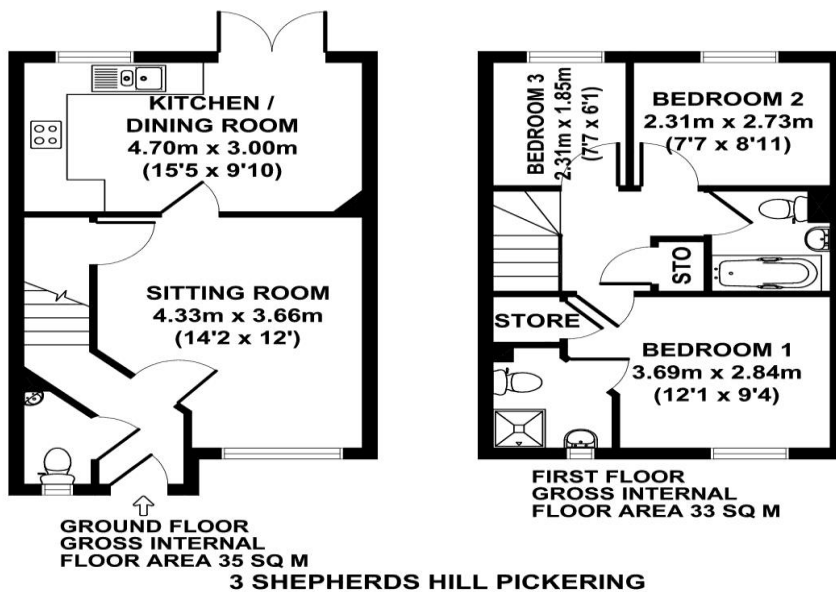
### Front Garden

Low maintenance with allocated parking space.

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# Floor Plan



**APPROX. GROSS INTERNAL FLOOR AREA 68 SQ M / 732 SQ FT**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given