



## 16 Spire View

, YO18 7DE

Offers Over £300,000



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, Pickering, YO18 7DE

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Spire View is a private, secure and individually designed development built in 2009 and designed by local architects Bramhall Blenkarn. This stunning development creates a unique build focussing on 'inspired, comfortable, high quality accommodation, with interesting internal and external spaces'. The accommodation offers a contemporary living space with an open plan living/dining/ kitchen area, utility room, master bedroom with en-suite, a second double bedroom and bathroom. There is a private pool and orangery for use by residents, as well as a guest suite. Secure covered parking, bike store and storage, this property is perfect for those looking for luxury, easy living located in the heart of the town. The property is offered with NO ONWARD CHAIN.

- Beautifully appointed two bedroom detached residence
- Contemporary open plan living
- Secure covered parking
- Underfloor heating throughout
- Located in a secure and private development in the heart of Pickering
- Private balcony area/rooftop garden
- NO ONWARD CHAIN
- Master bedroom with en-suite
- Communal use of private swimming pool
- Use of a private guest suite

## Entrance Hall

10'0 x 6'3 (3.05m x 1.91m)

Spacious entrance hall with solid wood front door with laminate flooring.

## Kitchen Area

A modern fitted kitchen with wall and base units, integrated appliances and laminate flooring.

## Sitting/Dining Room

26'6 x 19'9 max (8.08m x 6.02m max)

Spacious, bright and airy open plan living, large full length windows and TV point.

## Master Bedroom

11'9 x 13'8 (3.58m x 4.17m)

A lovely sized room with large windows and TV point.

## En-suite Wetroom

7'6 x 5'7 max (2.29m x 1.70m max)

With floating sink unit, tiled walls and flooring, low level WC and shower unit. Heated towel rail.

## Bedroom Two

9'6 x 11'6 (2.90m x 3.51m)

Lovely large windows and TV point.

## House Bathroom

8'3 x 5'7 (2.51m x 1.70m)

Modern suite with floating sink unit, bath and shower, low level WC and part tiled walls and flooring. Heated towel rail.

## Utility Room

7'6 x 5'8 (2.29m x 1.73m)

Range of units, sink and plumbing for a washing machine.

## Balcony Area

Private space accessed via the sitting room.

## Exterior

The communal grounds are beautifully maintained with landscaped gardens and open grassed areas with banks of lavender.

### Parking Space

The property comes with an allocated covered parking area with with large storage cupboard. The development is secure and gated on an electronic key fob system. There are communal gardens and a useful bike store.

### Orangery

With underfloor heating and glazed wall to the side, telephone point and kitchen facilities for communal use.

### Guest Suite

The development also offer a guest suite with double bedroom and en-suite shower room.

### Swimming Pool

Communal use of swimming pool with locker and changing facilities with shower and WC.

### Council Tax Band D

### Service Charge

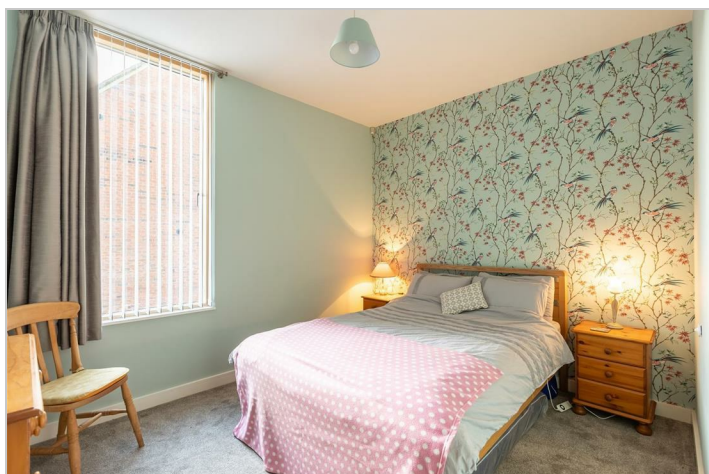
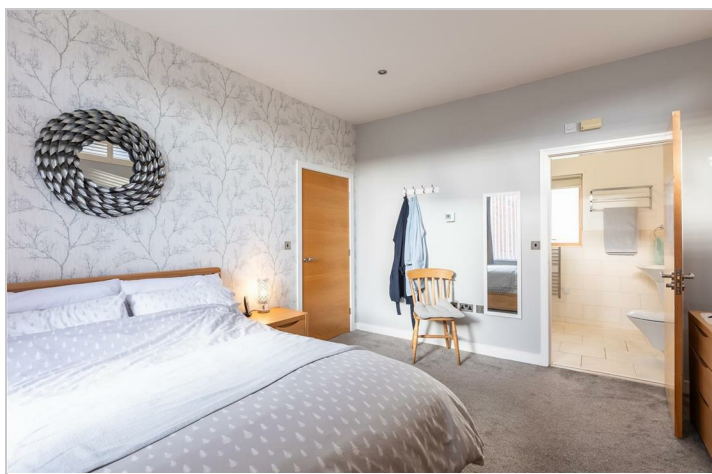
There is a monthly service charge which covers all the communal services and facilities of £366.

### Services

Mains connected to water, drainage, gas and electric.

### Location

Pickering is a bustling and vibrant market town set on the edge of the North York Moors, and home to the North Yorkshire Moors Railway Station. This town offers plenty of shops and local amenities, as well as having a good primary and secondary schools. Situated between Scarborough, Whitby, Helmsley and a 20 minute drive to the nearby market town of Malton, which offers fantastic transport links for commuters to York, Leeds and London via rail and bus links.



## Road Map



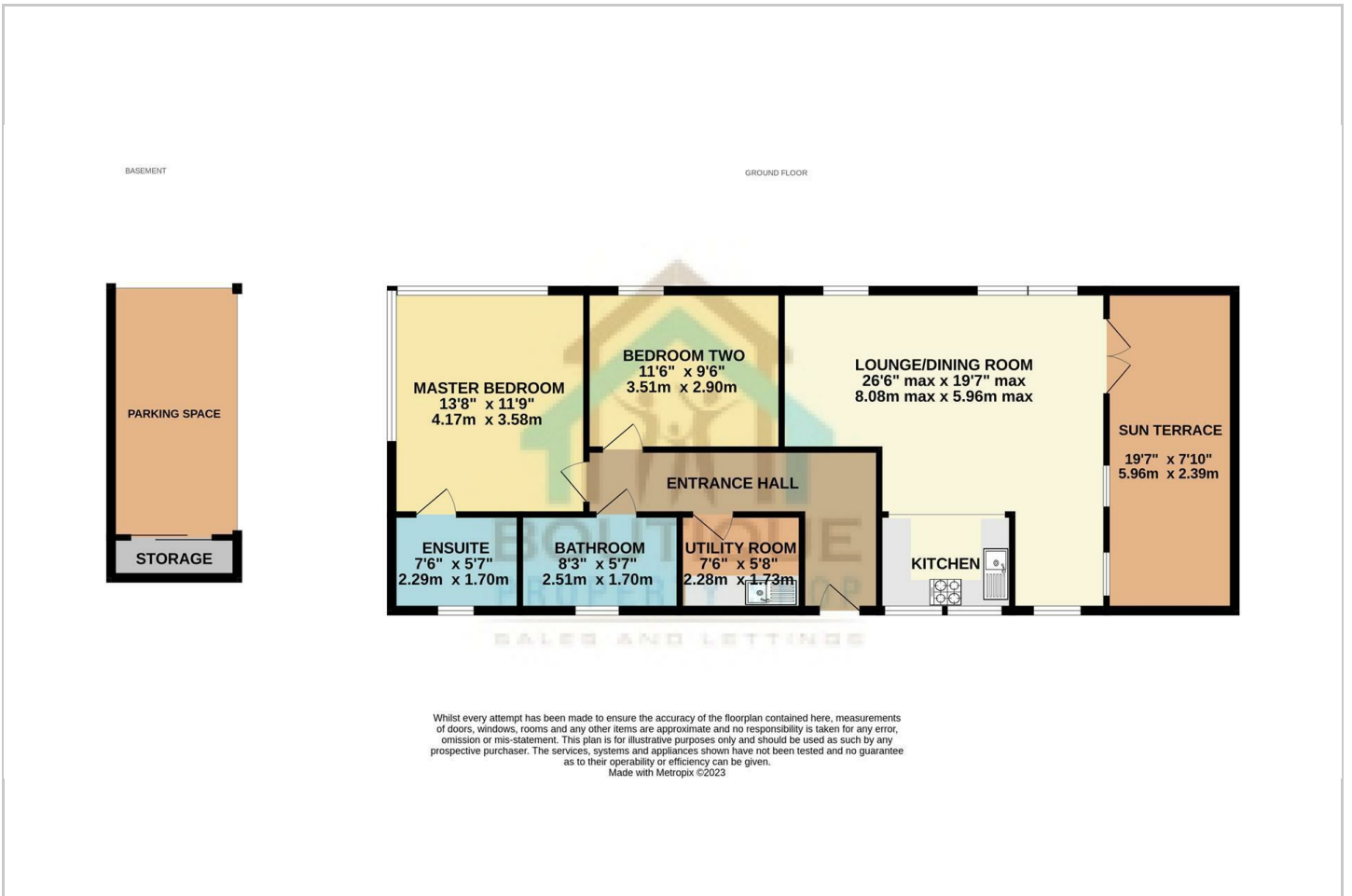
## Hybrid Map



## Terrain Map



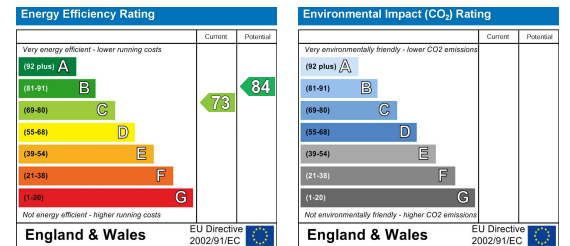
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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