



## 55 Forest Road , YO18 7EE

Offers Around £189,950



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, Pickering, YO18 7EE

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This three bedroom end town house is located close to Pickering town centre and has just undergone a full renovation throughout after been let out for over 27 years. A new kitchen and bathroom has been installed with new carpets and neutral decor throughout. The property benefits from UPVC double glazing, gas central heating, newly flagged side and rear gardens with a lawned area to the front. Fully enclosed and offered with no onward chain this is the perfect property for a first time buyer or as a buy to let. In beautiful condition throughout and ready to move straight into. There is on-street parking and a useful brick store in the garden

- Newly renovated three bedroom end town house
- Newly fitted kitchen and bathroom
- Perfect first home or buy to let
- Paved gardens to the side and rear with lawned area to the front
- NO CHAIN
- Close to local amenities
- Spacious sitting room with dining area
- UPVC double glazing and gas central heating throughout
- On-street Parking

## Entrance Hall

UPVC double glazed door to the front, useful storage area under the stairs and radiator.

## Sitting Room/Dining Room

21'5 x 12'5 (6.53m x 3.78m)

Laminate flooring, TV point, radiator and double glazed windows to the front and rear aspects.

## Kitchen

11'6 x 8'7 (3.51m x 2.62m)

Newly fitted wall and base units with complimenting worktops, electric oven, hob and extractor hood above. Sink and drainer unit, part tiled walls, radiator, wall mounted gas boiler, plumbed for washing machine and UPVC double glazed window to the rear and door to the side aspect.

## First Floor Landing

Doors to the bedrooms and bathroom, loft access and double glazed window to the side elevation.

## Bedroom One

11'5 max x 9'8 plus recess (3.48m max x 2.95m plus recess)

UPVC double glazed window to the front aspect, radiator and walk in cupboard.

## Bedroom Two

10'5 x 9'6 plus recess (3.18m x 2.90m plus recess)

UPVC double glazed window to the rear aspect and radiator.

## Bedroom Three

8'7 x 7'4 to back of bulkhead (2.62m x 2.24m to back of bulkhead)

UPVC double glazed window to the front aspect and radiator.

## Bathroom

7'10 x 5'4 (2.39m x 1.63m)

Newly fitted white suite with panel bath with electric shower over with screen, low flush WC, pedestal hand

wash basin, chrome heated towel rail, extractor fan, mermaid board and UPVC double glazed opaque window to the rear aspect.

### Exterior

The property is fully secure and enclosed by fencing with a side and front access gate. The garden has been flagged to the rear and side with plenty of space for entertaining and a lawned area to the front. There is a useful brick built store and on-street parking.

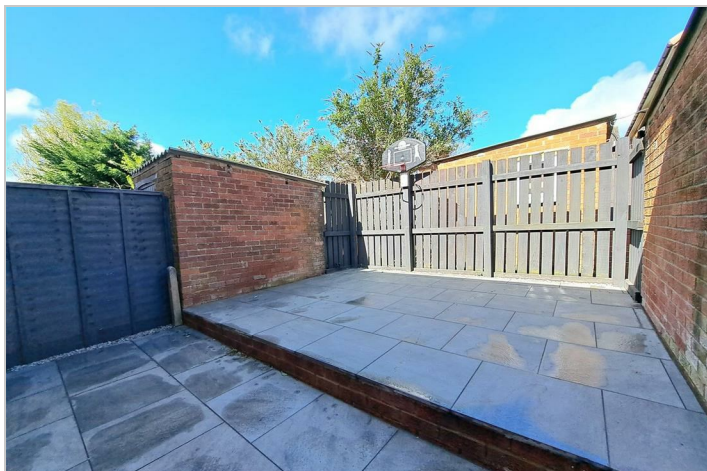
### Services

Mains connected to gas, water, drainage and electric.

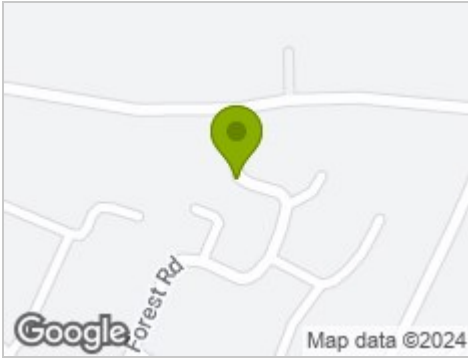
### Council Tax Band B

### Pickering

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



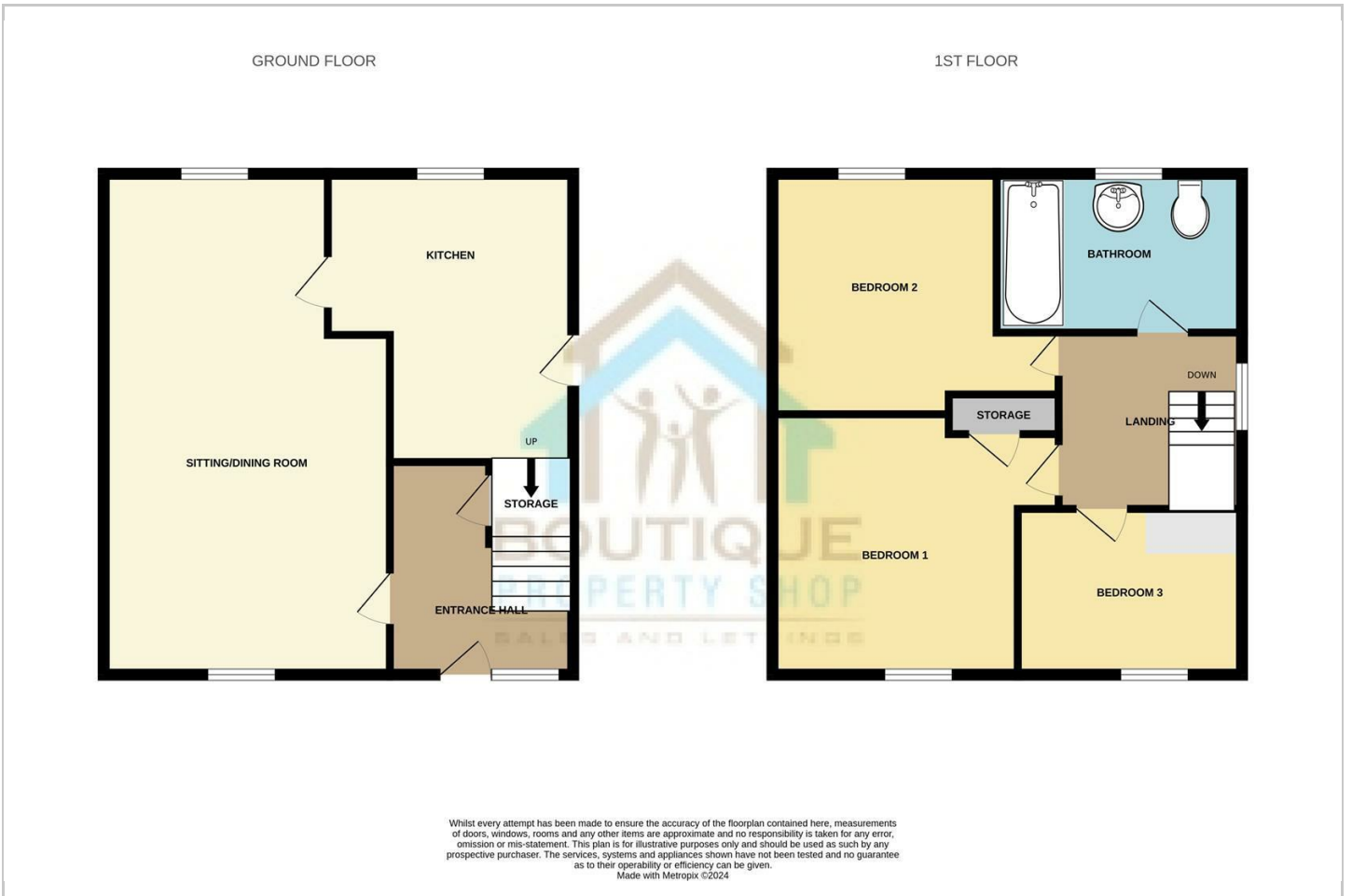
## Hybrid Map



## Terrain Map



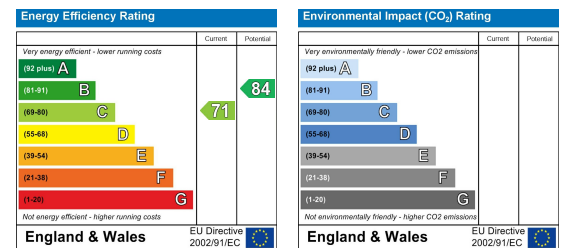
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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