

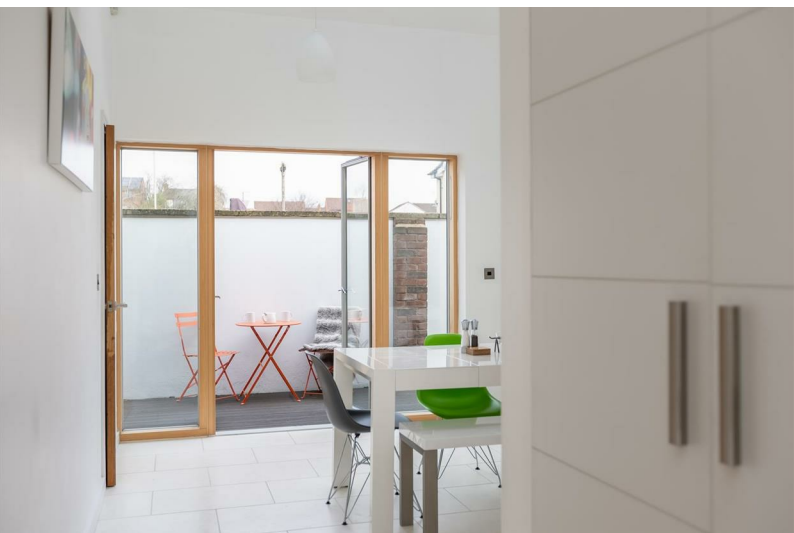


12 Spire View

Pickering, YO18 7DE

Price Guide £245,000

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Welcome to 12 Spire View, a stunning end terrace townhouse nestled in the heart of Pickering. This immaculately presented property boasts two spacious bedrooms, one with a well appointed bathroom ensuite (with shower) and separate well appointed bathroom/wet room, making it an ideal home for couples or small families. As you enter the property there is plenty of natural light, thanks to the impressive floor to ceiling windows that enhance the open and airy feel of the living spaces. The reception room offers a perfect setting for relaxation or entertaining guests, while the modern design ensures a comfortable and stylish atmosphere throughout. Situated within a gated small community, this property not only provides a sense of security but also access to beautifully maintained gardens and an inviting indoor swimming pool, perfect for leisure and recreation. The allocated parking space, along with additional guest parking, adds to the convenience of living in this delightful neighbourhood. Located centrally in Pickering, you will find yourself just a stone's throw away from local amenities, shops, and eateries, making everyday life both easy and enjoyable. This charming townhouse is a rare find, combining modern living with a tranquil community setting. The current family use it as a bolthole and have spent many happy years at Spire View with their young family, exploring the local area and enjoying the gorgeous pool. Don't miss the opportunity to make this exceptional property your new home. Offered with no onward chain.

- Two Bedroom end terraced property
- Private outside space and balcony
- Communal gardens and meeting room
- No onward chain- available fully furnished
- Large ceiling to floor windows
- Underfloor heating throughout
- Communal Swimming Pool with changing facilities
- Bathroom with shower and separate shower/wet room
- Communal Guest suite
- Allocated parking space with additional guest parking

Entrance Hall

6'11 x 5'6 (2.11m x 1.68m)

A light and airy space with cloakroom.

Sitting Room

16'11 x 15'7 (5.16m x 4.75m)

Attractive and spacious sitting room with a large picture window overlooking pretty communal gardens; down lighting, wall lights and underfloor heating.

Inner Hallway

With tiled flooring, useful utility cupboard with space for washing machine and tumble dryer; shelving. Underfloor heating.

Shower/Wet Room

3'2 x 8'4 (0.97m x 2.54m)

This is a fully tiled wetroom with, wash basin with mixer tap and, low flush WC.

Dining Kitchen

15'7 x 16'4 (4.75m x 4.98m)

Comprising single drainer sink unit with mixertap over, work

surface and splash backs, wall and base units incorporating drawer compartments; Bosch built in oven, four ring hob, extractor canopy, built-in fridge/freezer, built-in dishwasher; tiled flooring, double glazed window to rear elevation; down lighting and doors lead to outside terrace with timber decking. The dining area of the 'dual height' dining kitchen has two Velux roof lights. Underfloor heating.

First Floor Landing

6'11 x 6'1 (2.11m x 1.85m)

Spacious landing used as a office space, door to balcony and doors to two bedrooms.

Balcony

6'11 x 5'8 (2.11m x 1.73m)

Balcony with views over communal gardens.

Master Bedroom

12'0 x 15'7 (3.66m x 4.75m)

With two double glazed picture windows to the front elevation, additional small window, door to balcony, down lighting, access to roof space and fitted wardrobe. Door leading to:

En-Suite Bathroom

5'6 x 10'11 (1.68m x 3.33m)

Tiled shower cubicle, tiled panelled bath, wash hand basin, low flush WC; tiled splash-backs, tiled flooring. Feature alcove with down lighting. Chrome heated towel rail. Underfloor heating.

Bedroom Two

9'1 x 10'11 (2.77m x 3.33m)

Two double glazed sky light window. Underfloor heating.

Exterior

The property has a private rear terrace area.

Allocated under cover parking space plus additional guest parking.

Each property has an individual outside storage unit located at the back of the parking space.

Services

Mains water, electricity and drainage.

Hot water and underfloor heating throughout the property via a communal gas fired system.

The bathroom, kitchen and downstairs shower room have an automatic "expelair" ventilation system.

Tenure

The property is Freehold within a Commonhold scheme of 15 properties (Ask Agent for additional information on what a Commonhold is).

Service Charge of £380, payable monthly, includes e.g. Site Buildings Insurance, Water Bill, Site Maintenance (including painting and decorating, gardens, swimming pool), Service Agreements etc.

Council Tax D

Ryedale Council and Band D.

Communal Area

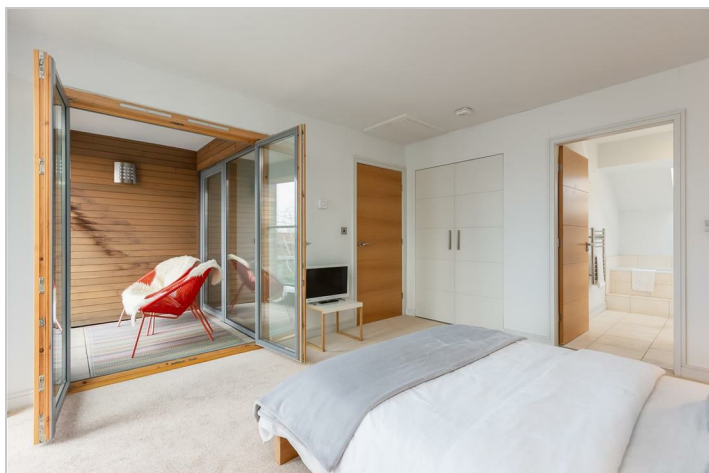
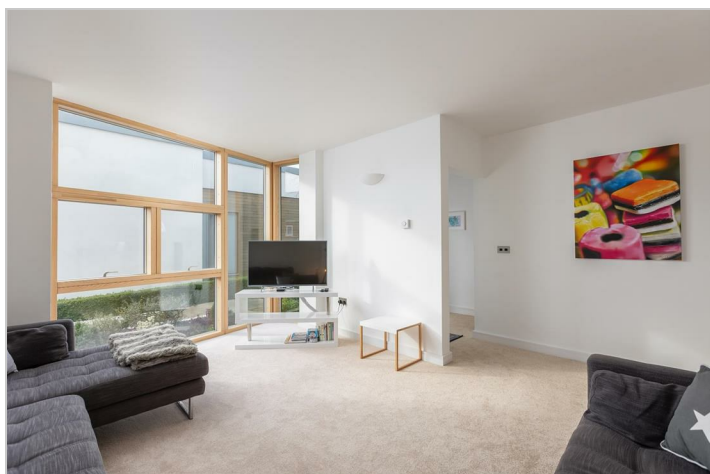
Communal Areas -

- 1.) Secure site, gated, cctv and intercom.
- 2.) Residents lift.
- 3.) Residents swimming pool.
- 4.) Residents guest accommodation.
- 5.) Residents communal orangery.
- 6.) Communal gardens.

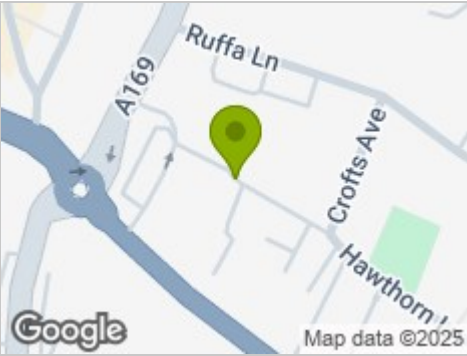
There is an additional locked unit which some vendors have used to store bikes but this is on a first come basis.

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



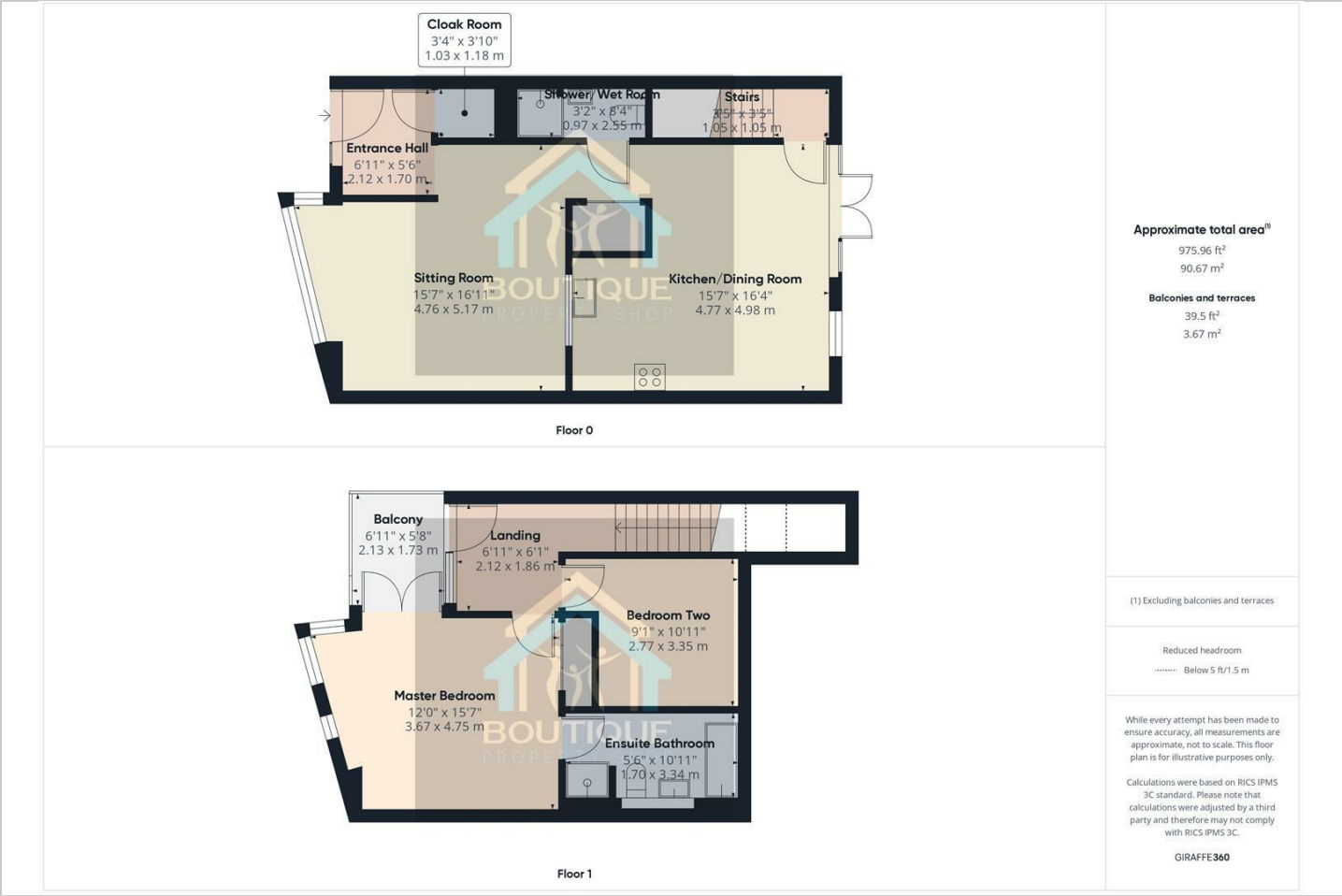
Hybrid Map



Terrain Map



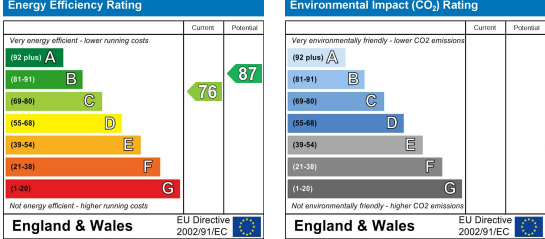
Floor Plan



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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