

Peter
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ESTATE AGENTS

Little Garth, 60, Middleton Road, Pickering, YO18 8NH
Price Guide £525,000

www.peterillingworth.co.uk

A well proportioned four bedroom, detached, two storey, gas fired centrally heated, double glazed family home, standing in well stocked gardens amounting to some 0.25 acres or thereabouts and is really a gardeners delight; plus within walking distance of town centre amenities.

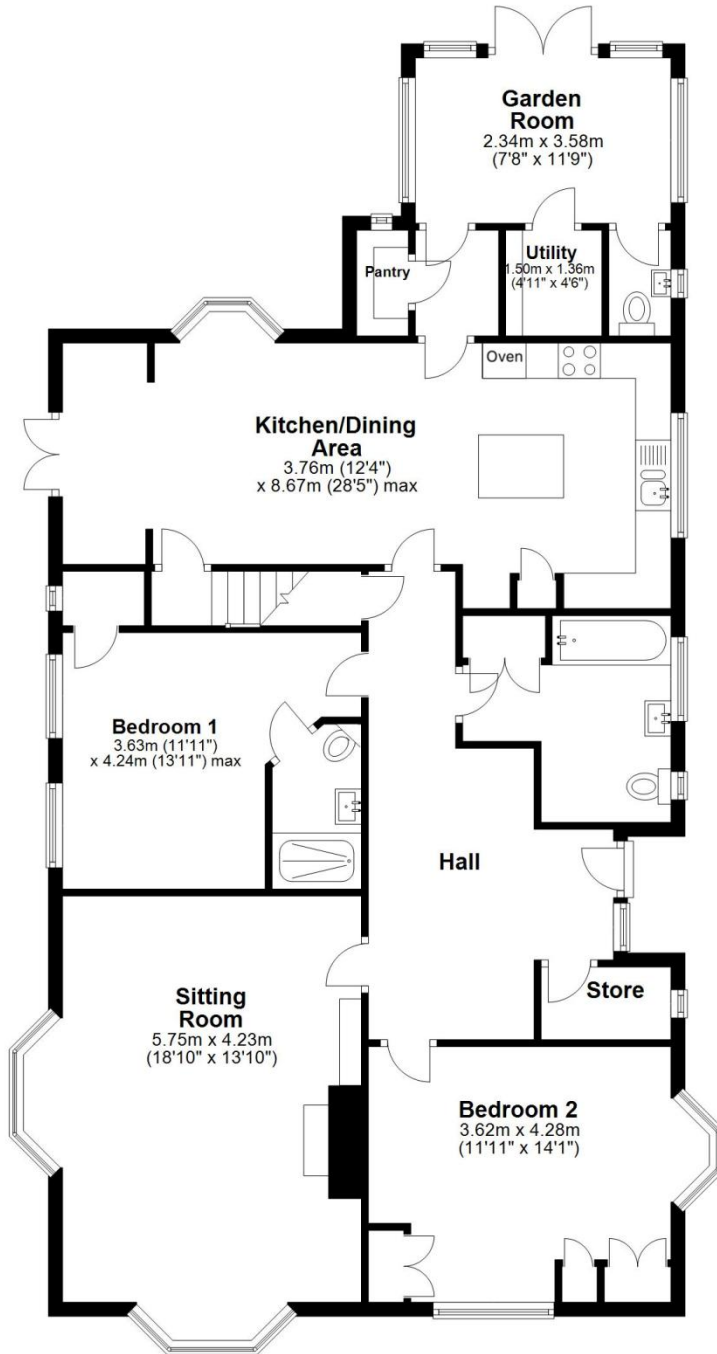
Accommodation briefly comprises: Reception hall, sitting room, kitchen/dining room, garden room, utility room, cloakroom, principal bedroom with en-suite shower, further double bedroom and house bathroom. First Floor: Landing, bedroom 3 (double) with eaves storage, bedroom 4 (single) with eaves storage and shower room. Externally: gravelled car standing area to the front of the property with a well stocked lawned garden. Driveway leads to the garage at the rear. Extensive lawned rear garden bounded by trees and shrubs. Patio area. To the side of the property, greenhouse, flower beds and shrubs.

Pickering is a small market town on the southern boundary of the North York Moors National Park, which offers unlimited scope for outdoor activities in beautiful, unspoilt landscapes. The town has good schooling, a swimming pool and leisure centre and local shopping. The arts are catered for at the Memorial Hall and Kirk Theatre and the North York Moors Steam Railway is a considerable tourist attraction. Malton is some eight miles distant, with its railway station and link to the main line network, Scarborough and the coast approximately 17 miles and York 26 miles.



Ground Floor

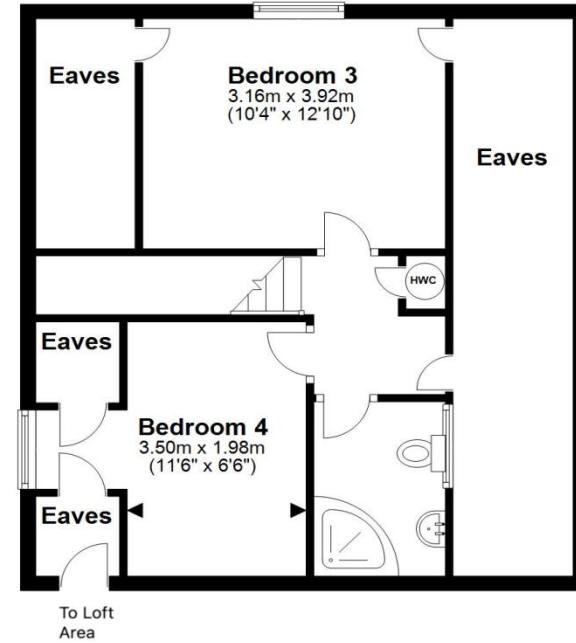
Approx. 132.2 sq. metres (1423.1 sq. feet)



For illustration purposes only not to scale

First Floor

Approx. 54.6 sq. metres (587.5 sq. feet)



Total area: approx. 186.8 sq. metres (2010.6 sq. feet)

60 Middleton Road, Pickering





Tenure: We understand the property to be freehold. Vacant possession will be given on completion.

Services: Mains water, drainage, gas and electricity are laid on.

Property Tax: Band E

Energy Performance Certificate: Band D

Photography: By Peter Illingworth

Location: What3words
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Need to sell your own property? Contact Peter Illingworth on 01751 475557 for no-obligation advice.

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Viewing: Strictly by appointment through the agents Pickering Office, Champley's Mews, Market Place, Pickering, YO18 7AE. Tel: 01751 475557



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