



10 Shepherds Hill, Pickering, YO18 7JQ  
Price Guide £223,000

A four bedroom, three storey, gas fired centrally heated, double glazed, mid-terraced family home, situated on the eastern periphery of this ancient market town, with garage, car standing, small open plan lawned garden to the front and enclosed lawned garden to the rear with patio.

Accommodation briefly comprises: Front entrance porch, cloakroom, inner hall, sitting room, fitted kitchen/dining area. First floor: Landing, bedrooms, 2, 3 and 4, house bathroom. Second floor: Principal bedroom with en-suite shower.

Pickering has a good range of local amenities and is home to the North York Moors Railway. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable. A short distance away can be found the outstanding North York Moors National Park and the Great Dalby Forest.



**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.

**Location:**  
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**Energy Performance Rating:** Band C

**Property Tax:** Band C

**Photography:** By Peter Illingworth

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

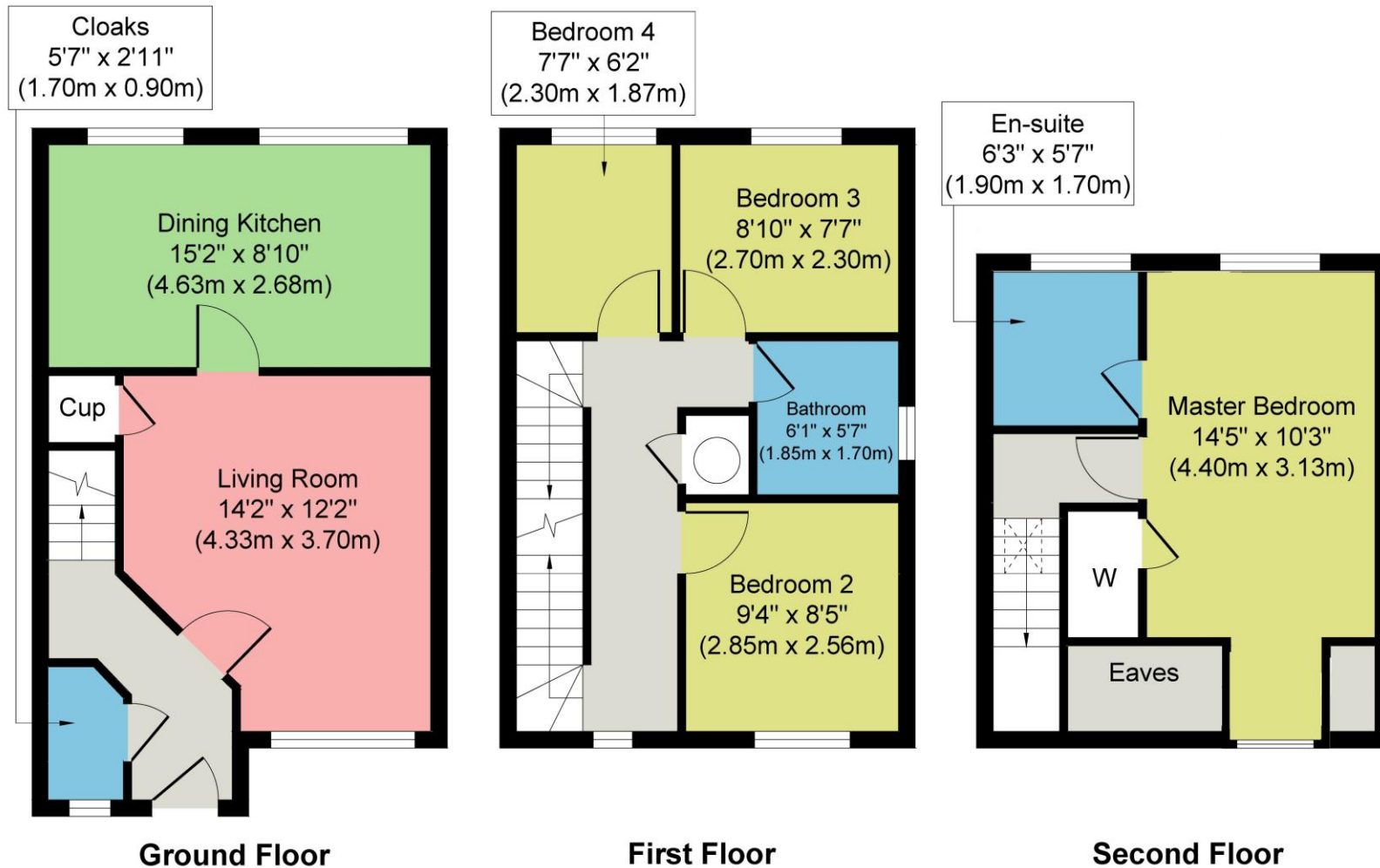
**Need advice on buying through another agent?** Contact Peter Illingworth on 01751 475557 to discuss how we can give you the comfort of many years of our expertise, in representing clients in the purchase of their next home.

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









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