

Peter  
**illingworth**  
ESTATE AGENTS

114, Whitfield Avenue, Pickering, YO18 7HY  
Price Guide £235,000

[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)



An extended, gas fired centrally heated, sealed unit double glazed, three bedroom, semi-detached, in the chalet style over two floors, situated on the eastern periphery of Pickering in a popular location.

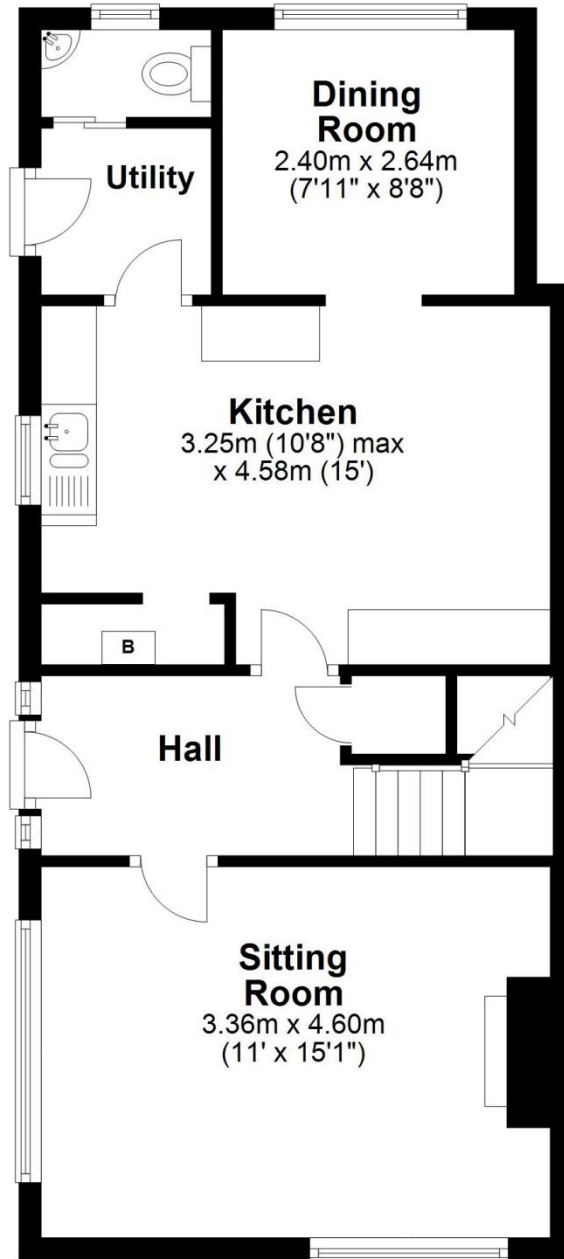
Accommodation briefly comprises: Front entrance hall, sitting room, fitted kitchen/breakfast area, dining room, side entrance lobby and cloakroom. First floor: Landing, 3 bedrooms and house shower room. Externally: Drive leading to garage at the rear providing generous car standings. Front garden of open plan design, laid to lawn with flower beds. Rear garden with paved patio area, lawn and two garden sheds.

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, 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.



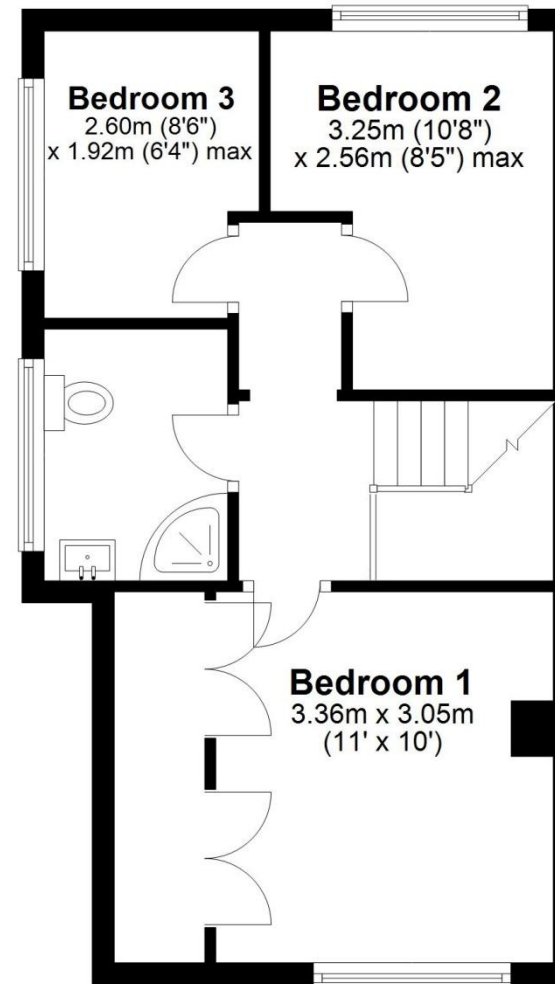
## Ground Floor

Approx. 49.5 sq. metres (533.1 sq. feet)



## First Floor

Approx. 36.6 sq. metres (394.3 sq. feet)

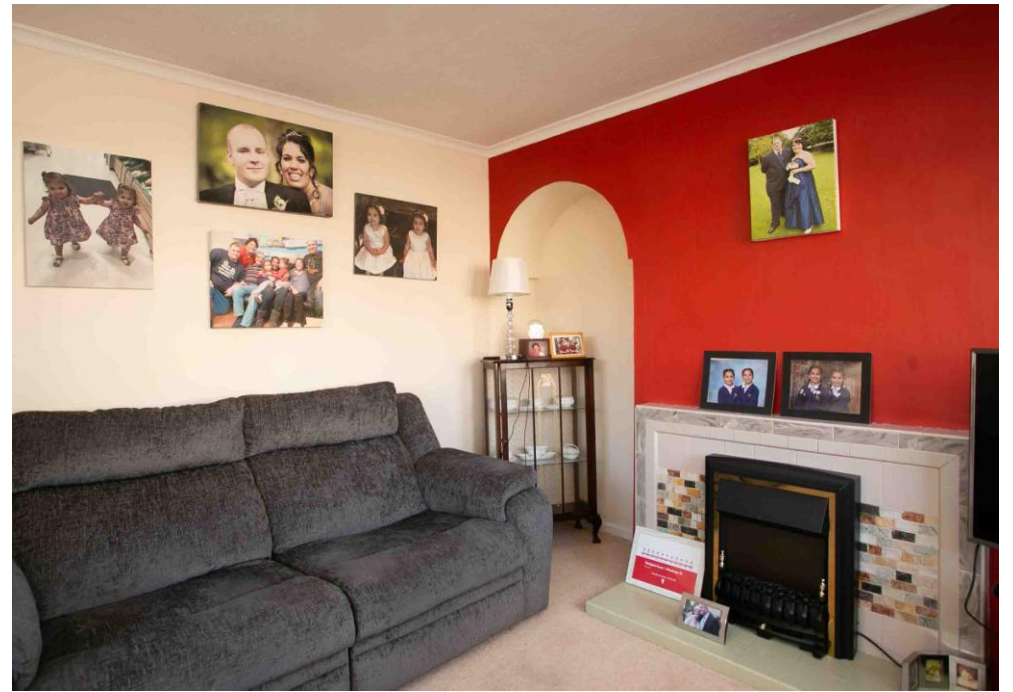


Total area: approx. 86.2 sq. metres (927.4 sq. feet)

**114 Whitfield Avenue, Pickering**

For illustration purposes only not to scale









**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 C

**Energy Performance Certificate:** Band D

**Photography:** By Peter Illingworth

**Location:** What3words ///dine.suspends.modes

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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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