

Peter  
**illingworth**  
ESTATE AGENTS

**44, Woodlands Park**  
**Pickering, North Yorkshire, YO18 7AH**  
**Price Guide £480,000**

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An enviably located modern centrally heated, sealed unit double glazed four bedroom detached family home backing onto woodland. An ideal home for entertaining with double doors leading from the sitting room/dining on to a private enclosed lawned garden with patio.

Ground floor accommodation briefly comprises: Front entrance hall, cloakroom study/snug, open plan fitted kitchen/dining area and utility room.

First floor: Galleried landing, principal bedroom with ensuite shower room, three further bedrooms, house bathroom with separate shower.

Externally to the front is a driveway with generous parking leading to a double garage, situated close by is a dedicated car park with free parking providing generous sized car standing spaces. Directly to the north is a substantial green open space with playpark.

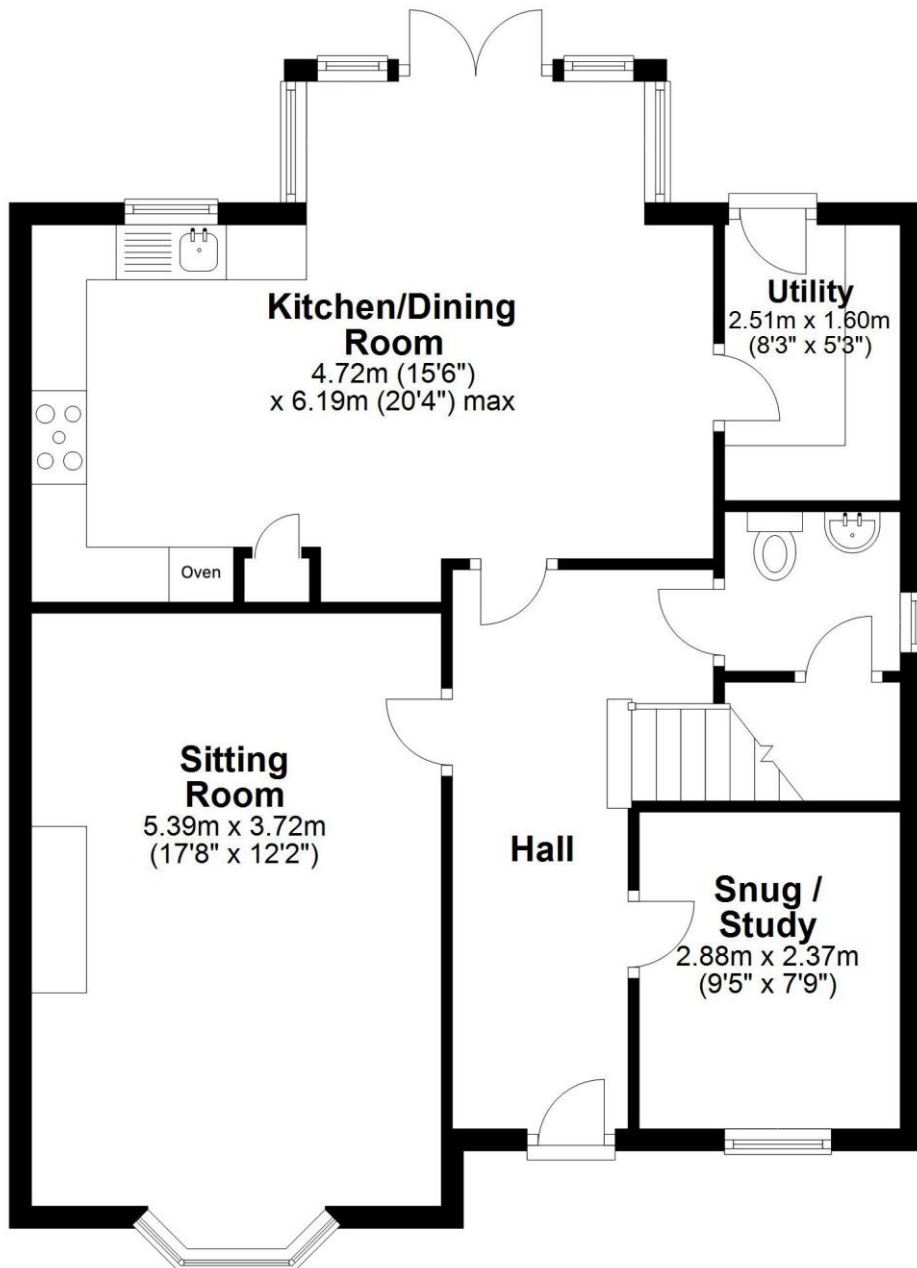
This property is situated in a much sought after area of Pickering, yet still within walking distance of town centre amenities. Pickering is the home of the North York Moors Railway and is ideally placed to enjoy the renowned North York Moors National Park that is located close by. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.





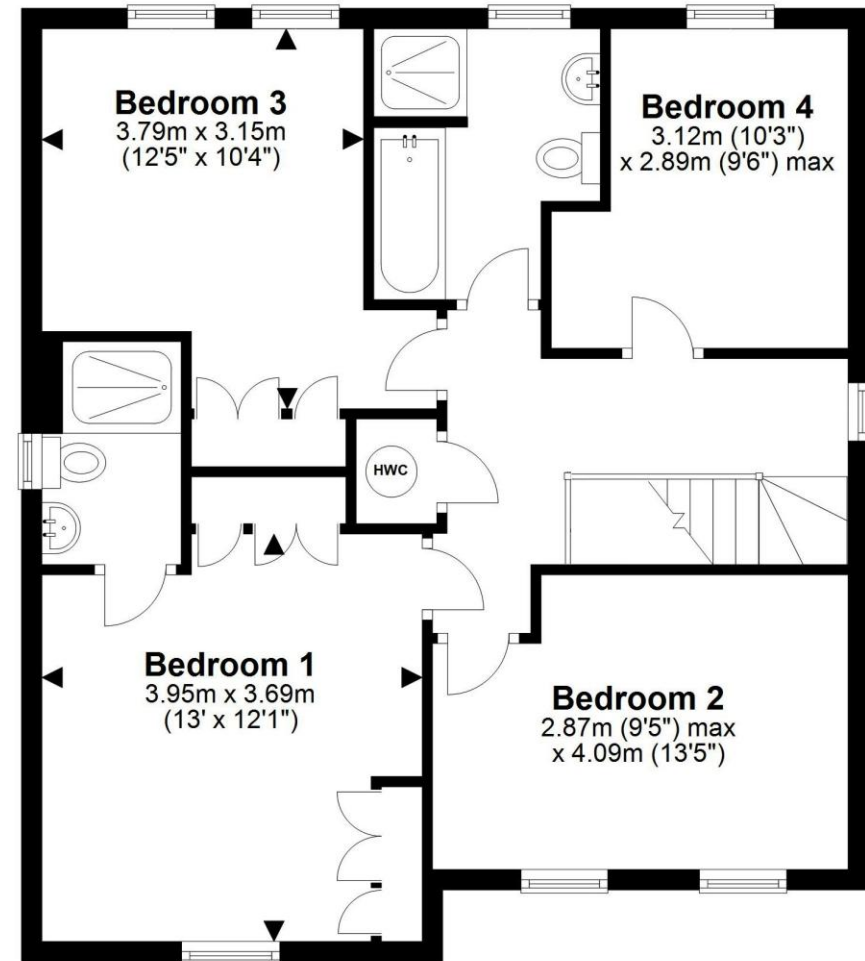
## Ground Floor

Approx. 71.6 sq. metres (770.5 sq. feet)



## First Floor

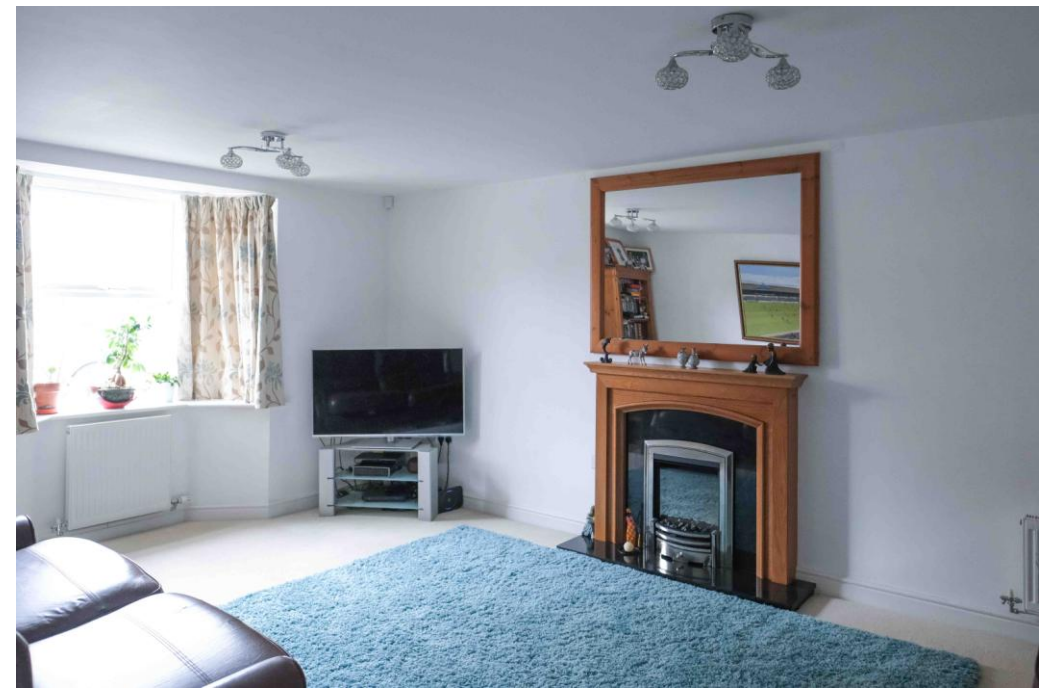
Approx. 64.8 sq. metres (697.7 sq. feet)



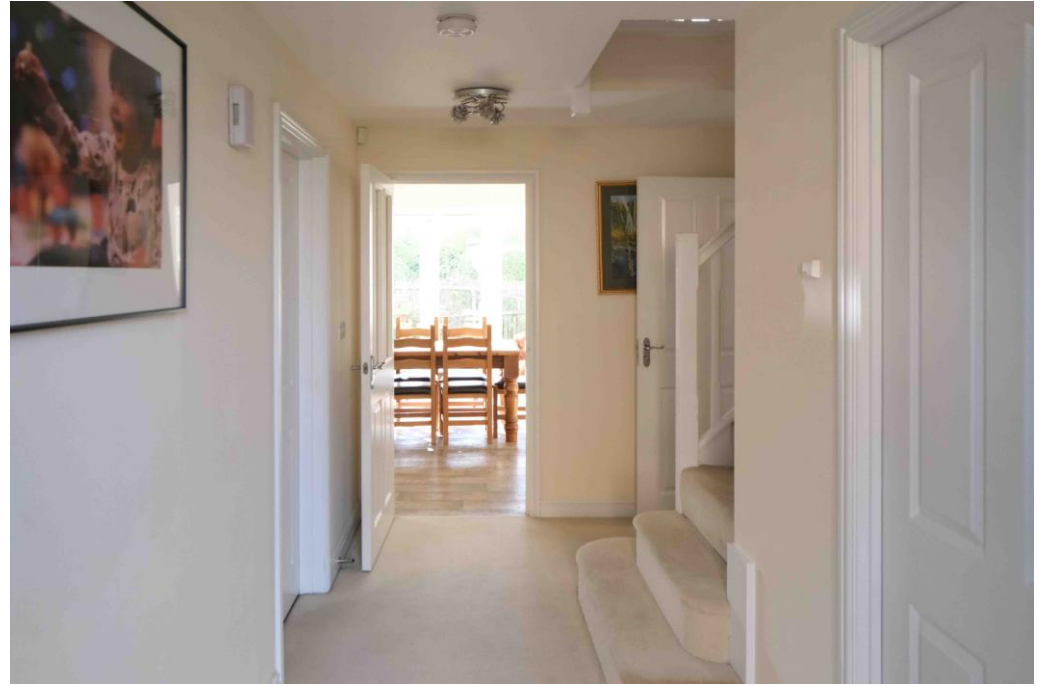
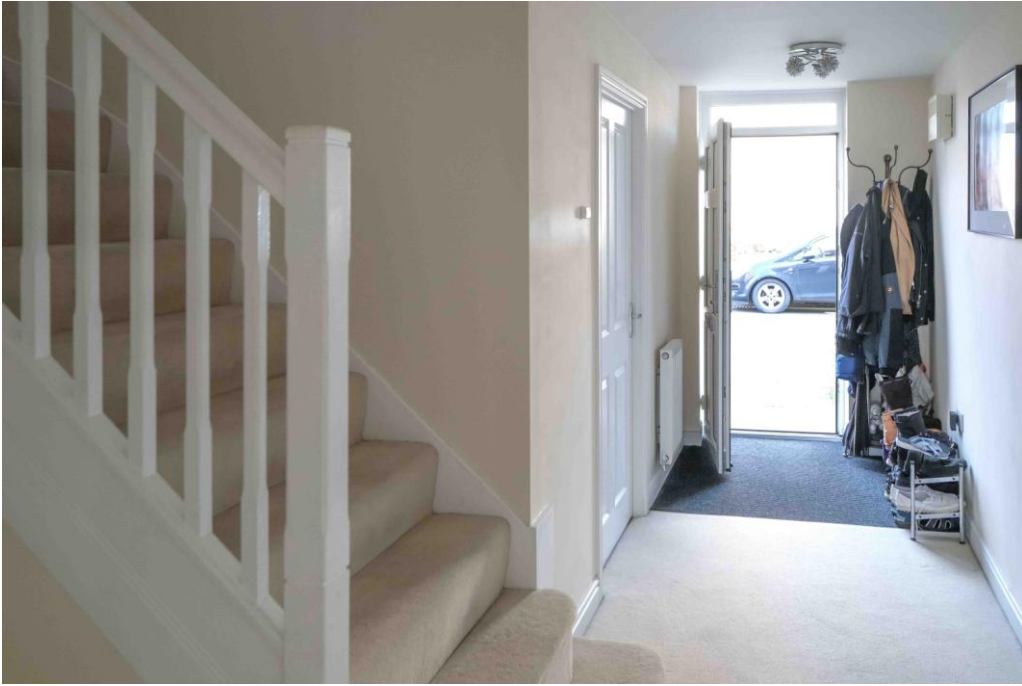
Total area: approx. 136.4 sq. metres (1468.2 sq. feet)

**44 Woodlands Park, 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 and electricity are laid on. Gas fired centrally heated.

**Energy performance certificate:** Band C

**Property tax:** Band E

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



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