

Peter
illingworth
ESTATE AGENTS



76, Littledale, Pickering, YO18 8PS
Price Guide £345,000

www.peterillingworth.co.uk

A comprehensively refurbished, three bedroom, detached, extended, centrally heated, double glazed bungalow with delightful accommodation and highly energy efficient with 5.92kW solar panels (16x370w) with a 6.5kWh battery and 5.5kWh inverter. The panels absorb daylight and convert to electricity to charge the battery until 100% full....at that point any surplus energy is exported to the grid. Energy Performance Band A.

Accommodation briefly comprises: Entrance hall, sitting room/study, inner hall, fitted kitchen, dining area, three bedrooms, house bathroom with shower over bath.

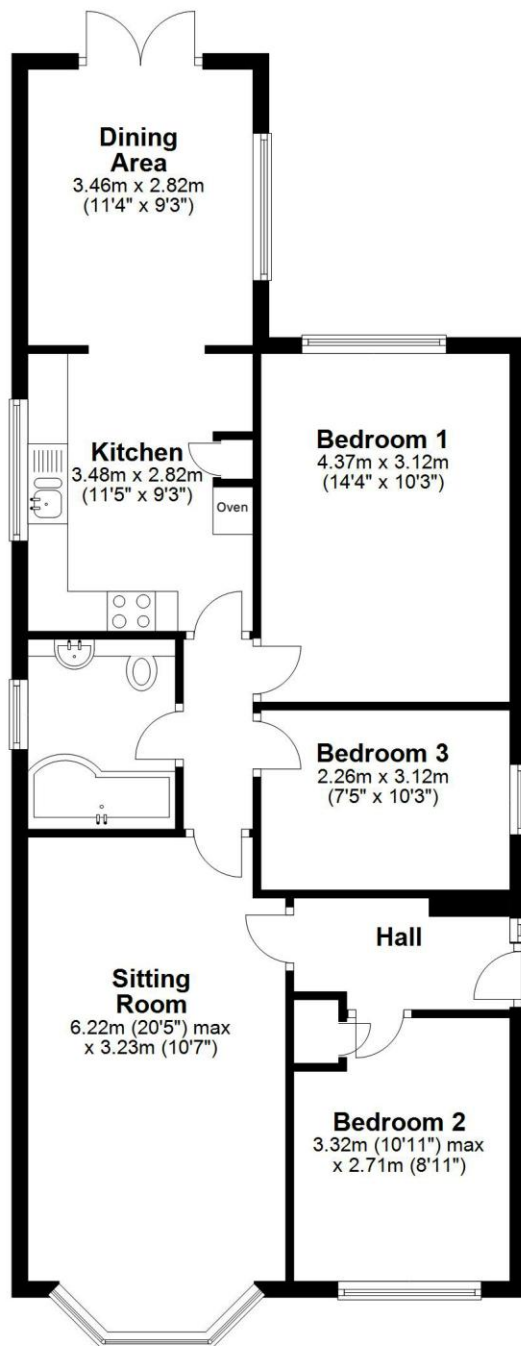
Externally detached garage, generous car standing, lawned garden to front with flower borders part bounded by hedgerow. Private rear garden, patio, paved sitting out area, lawn and flower borders.

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. 80.6 sq. metres (868.0 sq. feet)



For illustration purposes only not to scale

Total area: approx. 80.6 sq. metres (868.0 sq. feet)

76 Littledale, 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.

Further information on solar panels: Usage of power during daylight will automatically pull from either the panels directly and the battery or mains as required and replenish the battery as soon as possible.

During the evening/night power will automatically pull from either the battery or mains as required and then the next day the battery will replenish as soon as possible

Property Tax: Band D

Energy Performance Certificate: Band A

Photography: By Peter Illingworth

Location: What3words ///gilding.gracing.reunion

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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