

Peter
illingworth
ESTATE AGENTS



**2, Carr Field Close, Pickering
North Yorkshire, YO18 8EZ
Price Guide £360,000**

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A well appointed modern four bedroomed, detached, gas fired centrally heated family dwelling, attractively situated close to open countryside. The property has been improved recently with the addition of a further car standing area as well as improving the landscaping to the rear of the property. This now makes an ideal area for entertaining, with a lovely Indian paved patio area plus the added benefit of a summer house. Part of the garage has been converted into a study, which could be absorbed back into the garage.

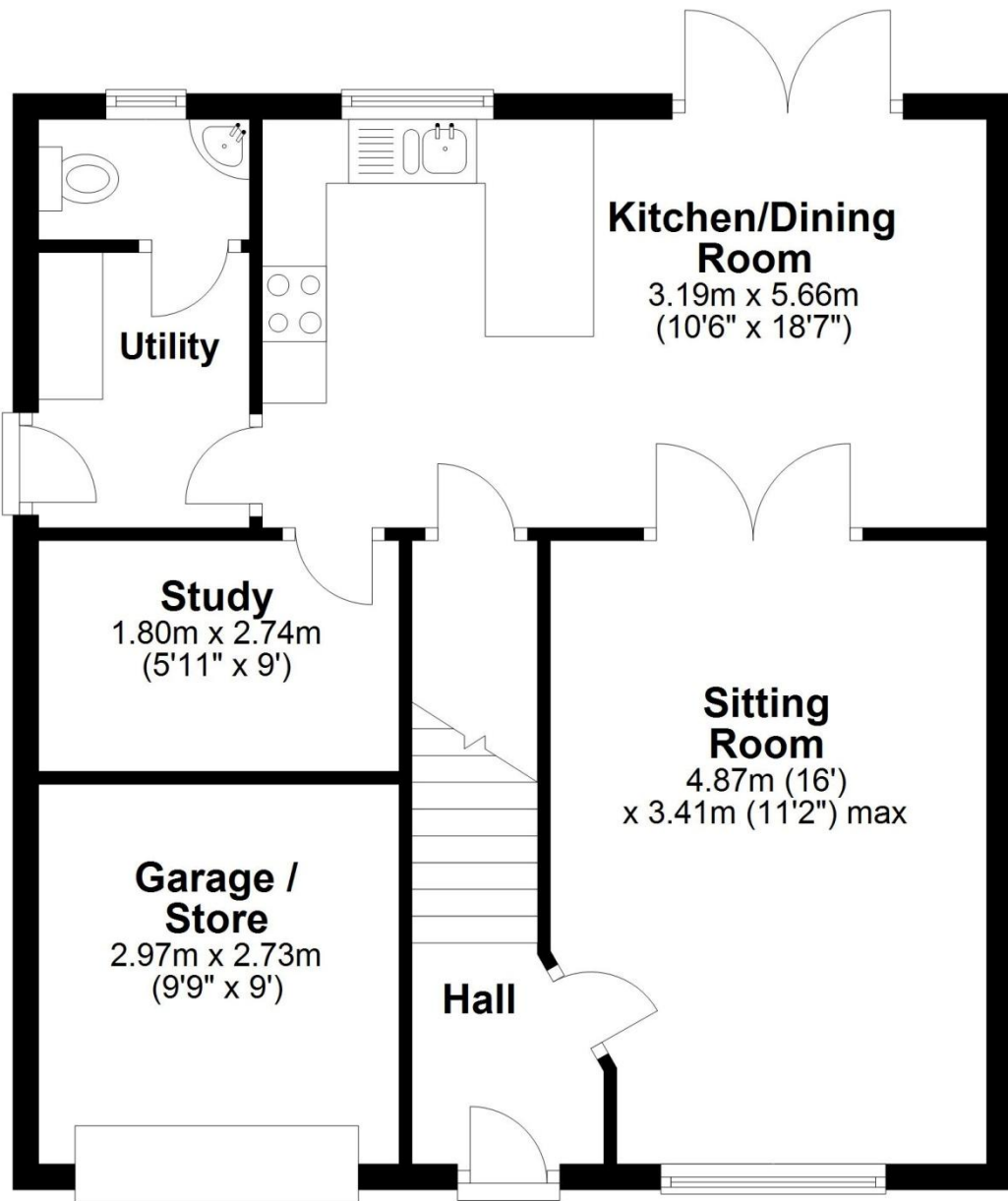
Accommodation briefly comprises: Front entrance lobby, sitting room with double doors leading through to the open plan kitchen/dining area (Double doors to rear garden), utility room (with external door) and cloakroom. First floor: Landing, Principal bedroom with en-suite shower room, three further bedrooms and house bathroom.

The outstanding North York Moors and the Great Dalby Forest are close by. The popular market towns of Malton, Helmsley and Kirkbymoorside are within easy reach. The ancient city of York and the coastal resorts of Whitby and Scarborough are commutable. Pickering has an excellent range of local amenities.



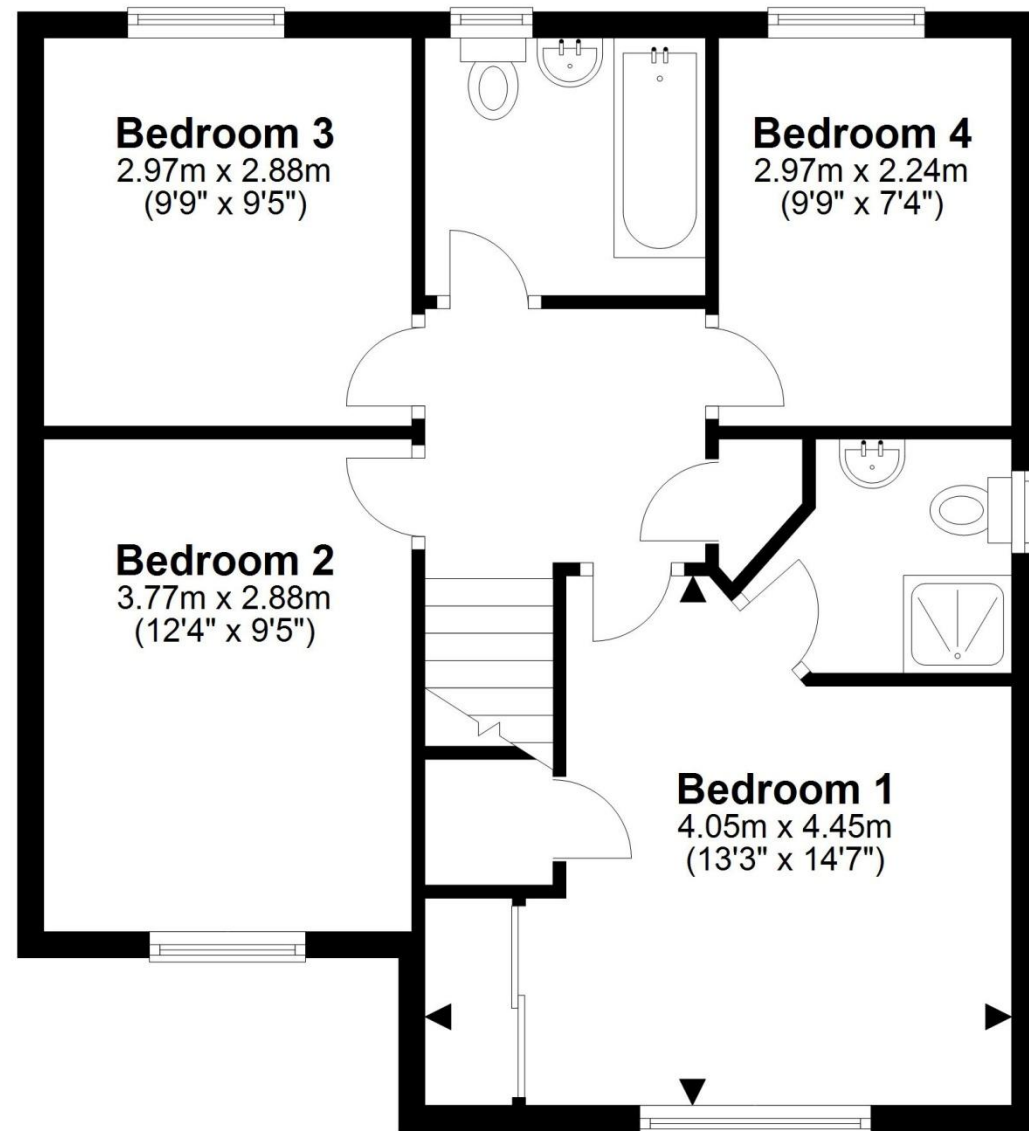
Ground Floor

Approx. 60.4 sq. metres (650.7 sq. feet)



First Floor

Approx. 56.6 sq. metres (609.0 sq. feet)



Total area: approx. 117.0 sq. metres (1259.6 sq. feet)

2 Carr Field Close, Pickering





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

What3words ///balance.bypasses.drill

Property Tax: Band D

EPC: Band B

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

Photography: By Peter Illingworth

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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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