



Adam Hymas

BESPOKE PROPERTY

AGENCY



● 2 St. Nicholas Way, Pickering, North Yorkshire, YO18 8AY ●

# Property Description

St Nicholas Way is a spacious three double bedroom town house nicely set back from the road with an enclosed rear garden.

Comprising entrance hallway, good sized sitting room with log burner stove, a separate dining area with an archway to the fitted kitchen.

The first floor comprises three double bedrooms with fitted wardrobes and cupboard spaces, a family bathroom and a separate guest w/c.

The loft space has been fully boarded and has the potential to be converted (subject to appropriate planning and building regulations).

Externally the property benefits from a spacious, enclosed, low-maintenance rear garden.

The property benefits from gas central heating and double glazing.

Viewing is highly recommended and the property is being offered with no onward chain.

The property is located within walking distance of Pickering town centre.



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No onward chain

Spacious property

Three double bedrooms

Enclosed low-maintenance rear garden

Close to Pickering town centre.



## Location

2 St. Nicholas Way, Pickering, North Yorkshire,  
YO18 8AY

Pickering is a historic market town that offers a wide array of amenities and is renowned for the North York Moors Railway.

The town is situated close to the North York Moors National Park, Thornton-le Dale, Dalby Forest and Malton, all easily reachable by car.

Additionally, Pickering provides an easy commute to York and the seaside destinations of Scarborough and Whitby.



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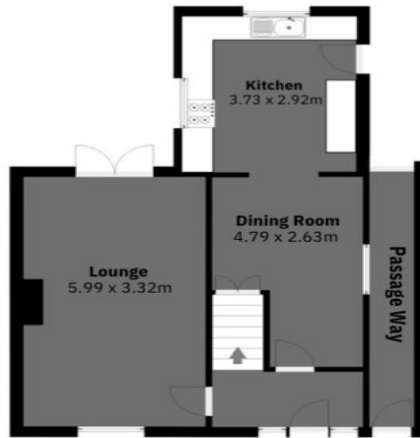
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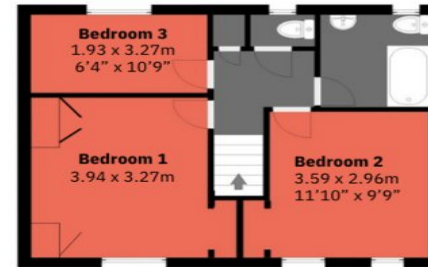


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Gross Internal Area: 96.7 m<sup>2</sup> (1040.8 ft<sup>2</sup>)



**Ground Floor**  
Gross Internal Area: 53.1 m<sup>2</sup>  
(572 ft<sup>2</sup>)



**First Floor**  
Gross Internal Area: 43.6 m<sup>2</sup>  
(468.9 ft<sup>2</sup>)

All measurements are approximated for purposes only and should be independently verified.  
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Entrance Porch  
Tiled floors, door to front aspect, staircase to first floor

Lounge  
5.99 x 3.32 m  
Carpet, french doors to rear garden, window to front aspect, radiator, log burner, stone feature fireplace surround, TV point

Dining Room  
2.63 x 4.79 m  
Carpet flooring, Window to side aspect, radiator, under stairs storage cupboard, electric meter

Kitchen  
3.37 x 2.92 m  
Integrated electric oven, 4 ring gas hob, windows to rear and side aspect, wall and base units, space for washing machine, space for fridge, vinyl flooring, door to side aspect, tiled splash backs

Landing  
Airing cupboard, loft hatch access, carpet flooring

Bedroom One  
3.59 x 2.96 m  
Double in size, window to front aspect, fitted wardrobes, fitted cupboards, radiator, carpet flooring

Bedroom Two  
3.59 x 2.96 m  
Double in size, two windows to front aspect, fitted wardrobes, fitted cupboards, radiator, carpet flooring

Bedroom Three  
3.27 x 1.93 m  
Carpet flooring, Window to rear aspect, fitted cupboards, double in size

Family Bathroom  
W/C, bath, tiles walls and vinyl floor, electric shower, window to rear aspect, wash hand basin, heated towel rail.

Guest W/C  
Window to rear aspect, W/C, radiator

Loft Access  
5.18 x 2.76 m  
Loft ladder and light, fully boarded loft, boiler in loft (serviced in 2024), potential to convert with appropriate planning and building control.

Rear Garden  
Paved patio seating area, gravel area, hard standing for garden sheds, enclosed fencing, external light and sockets, access to the front through a side gated access, two large garden sheds with power and light.

Front of Property  
Small front courtyard, gate to front, side access passage to rear garden

## Additional Information

The boiler was serviced in 2024. Potential to renovate and convert the loft space (subject to appropriate planning and building regulations), On street parking to the front of the property.



Energy efficiency chart	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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PRS Property Redress Scheme

  
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