

142A WESTGATE PICKERING



**A characterful newly built property with stylish accommodation and easy to care for garden and grounds.
Located on Westgate the property is conveniently located for all of the town's amenities**

981 ft2 of accommodation.

Open plan living room and spacious dining kitchen with i-fold doors out to the garden – cloakroom.

Master bedroom with en-suite shower room – two further double bedrooms - house bathroom

Low maintenance rear garden

Off street parking

NO ONWARD CHAIN

GUIDE PRICE £285,000

142a Westgate is part of a small mews style development of just three properties, completed in 2022. 142a is a newly built house, thoughtfully designed to seamlessly fit in with the character properties which line Westgate but with a stylish contemporary finish and the energy efficiency of a new build

The house provides just under 1,000 square feet of accommodation which comprises the following. Large open plan living room, with a front facing bay window open through to the dining kitchen which is fitted with a smart range of cabinetry and has bifold doors opening out onto the rear garden. There is a cloakroom to the ground floor. Upstairs are three large double bedrooms, with the main bedroom having an en-suite shower room. Main house bathroom.



To the rear is a landscaped lawned garden with a broad stone paved patio dining and seating area. The garden is easy to care for, ideal for outside entertaining. There is allocated parking within the parking area to the rear.

Pickering is a busy market town on the southern boundary of the North York Moors National Park and some 25 miles north of the city of York. Kingfisher Drive offers easy access to a wide range of amenities, including primary school, surgery, library, sports centre and swimming pool. Convenient also for the surrounding countryside; the neighbouring North York Moors National Park to the north and the Heritage Coastline to the east.

ACCOMMODATION COMPRISES

LIVING ROOM

4.75 m (15'7") x 4.35 m (14'3")

Panelled front door with leaded window light. Square bay window to the front. LVT wood effect flooring. Television point. Stairs the first floor with fitted understairs cupboard. Radiator.



DINING KITCHEN

4.98 m (16'4") x 3.67 m (12'0")

Stylish range of kitchen cabinets with a quartz effect worktop incorporating single bowl porcelain sink unit with mixer tap. Integrated electric Neff oven. Four ring induction hob with extractor fan overhead. Integrated dishwasher. Washing machine point. LVT wood floor. Radiator. Bifold doors out onto the garden. Window to the side. Recessed ceiling lights.

CLOAKROOM

1.46 m (4'7") x 0.90 m (2'9")

WC. Wash hand basin. Extractor fan. Recessed ceiling light



FIRST FLOOR

LANDING

Radiator

BEDROOM ONE

4.70 m (15'5") x 3.32 m (10'11")

Casement window to the front. Radiator. Television point



BEDROOM TWO
 5.00 m (16'5") x 3.30 m (10'10")
 Radiator. Sash window to the front loft inspection hatch.
 Television point.



BEDROOM THREE
 4.40 m (14'5") x 2.93 m (9'7")
 Pair of sash windows to the rear. Two radiators. Television point.



EN-SUITE SHOWER ROOM
 1.50 m (4'11") x 1.40 m (4'7")
 Corner shower cubicle. Low flush WC. Wash handbasin set into a vanity cabinet. Laminate floor. Extractor fan. Recessed ceiling lights.



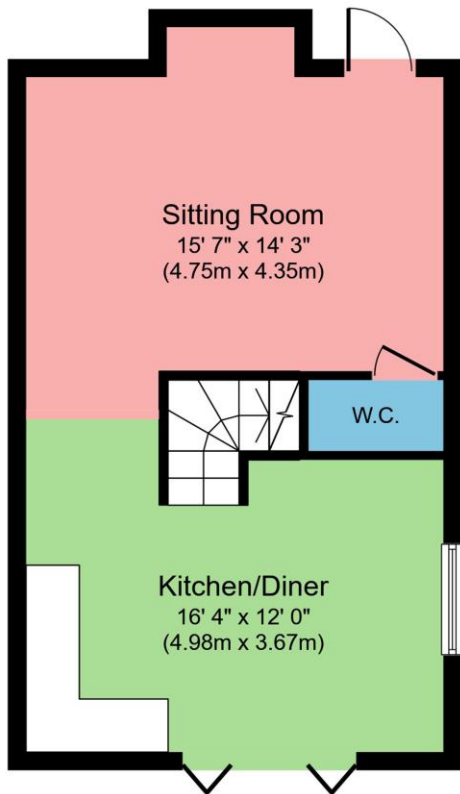
HOUSE BATHROOM
 2.91 m (9'7") x 1.68 m (5'6")
 Panelled bath with surround and shower overhead. Pedestal wash on basin. Low flush WC. Radiator. Extractor fan. Recessed lights. Vertical radiator. Sash window to the rear. Laminate floor.



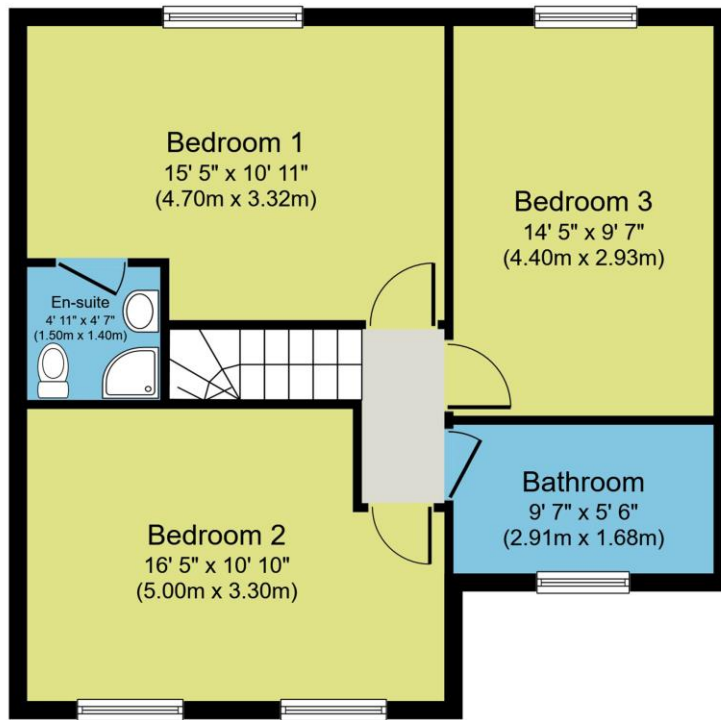
OUTSIDE

Private and sheltered rear garden with a stone paved terraced seating area and easy to care for lawn. There is allocated off street parking for two vehicles on the private parking to the rear.





Ground Floor
Approximate Floor Area
394 sq. ft.
(36.6 sq. m.)



First Floor
Approximate Floor Area
587 sq. ft.
(54.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL INFORMATION

Services: Mains water, drainage, gas and electricity.

Council Tax: tbc

EPC: tbc

Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.

Viewing: Strictly by appointment with the Agent's Pickering office.

Postcode: YO18 8BB

ADDITIONAL INFORMATION

Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is given as an approximate guide. The services as described have not been tested and cannot be guaranteed. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

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