

91 WOODLANDS PARK PICKERING



A modern, semi-detached property located within this popular development in the northern fringes of Pickering.

Attractive range of accommodation amounting to 661 square feet:

Entrance hall – Cloakroom – Kitchen – Living Room

Two double bedrooms and House bathroom

Lawned garden to the rear.

Off street parking on the driveway to the front.

GUIDE PRICE £220,000

**AN EXCELLENT INVESTMENT PROPERTY
OR IDEAL FOR A FIRST TIME BUYER.
LOCATED ON THE SOUGHT AFTER WOODLANDS PARK
DEVELOPMENT BY 5 * HOUSEBUILDER, DAVID
WILSON HOMES.**

A semi-detached property, built only 10 years ago providing well-presented attractive accommodation amounting to 661 square feet in total.

In brief the house provides the following: entrance hall with separate cloakroom, smart breakfast kitchen with integrated oven and hob, rear facing living and dining room with French windows which open out onto the south facing garden. Upstairs are two double bedrooms and a house bathroom.

Outside is a lawned garden with patio area to the rear, whilst the front provides off-street parking on the driveway.

The property has double glazed windows throughout and central heating is gas fired with a high pressurised water system. The property scores a B on the EPC register making it especially efficient and cost effective to run.



Woodlands Park is conveniently located only a short walk from Pickering town centre. Pickering, known as 'The Gateway to the Moors' is a charming market town with a wide range of amenities including primary and secondary schools, sports centre, restaurants, public houses and an array of retailers. The town also boasts a number of visitor attractions. The historic City of York is situated about 30 miles to the south and provides a wide range of services and amenities including a main line train service to London Kings Cross and Edinburgh in less than 2 hours.

ACCOMMODATION COMPRISES

ENTRANCE HALL

3.23 m(10'7") x 2.00 m(6'7") max

Front door with window lights overhead. Wood flooring. Stairs to the First Floor. Radiator.



CLOAKROOM

1.50 m(4'11") x 0.90 m(2'11")

Low flush WC. Corner wash hand basin. Tiled walls and floor. Extractor fan.

KITCHEN

3.00 m(9'10") x 2.00 m(6'7")

Fitted base and wall units incorporating single bowl stainless steel sink unit. Four ring Whirlpool gas hob with extractor overhead. Integrated Whirlpool electric oven. Integrated fridge freezer. Automatic washing machine point. Dishwasher point. Radiator. Ideal gas fired central heating boiler. Casement window to the front.



LIVING ROOM

4.25 m(14'2") max x 4.10 m(14'1")

French windows opening out onto the rear garden. Radiator. Television point. Large storage cupboard. Wood flooring.



FIRST FLOOR

LANDING - 2.30 m(7'7") x 2.00 m(6'7")
Loft access hatch.

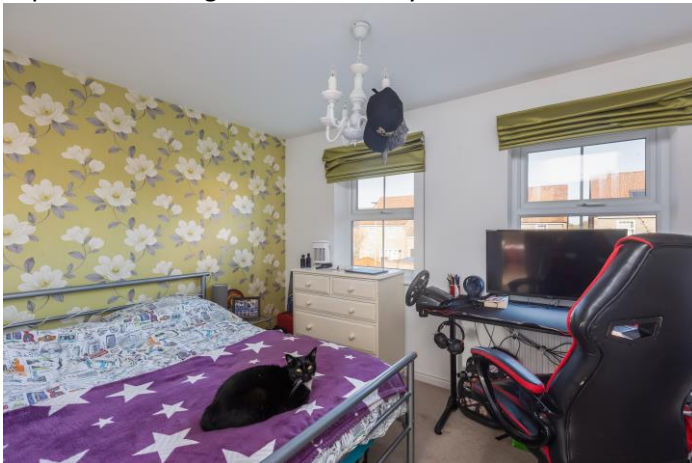
BEDROOM ONE

4.14 m(13'6") x 2.83 m(9'4")
Two casement windows to the rear. Radiator. Television point.



BEDROOM TWO

2.95 m (9'8") max x 2.58 m(8'6")
Two casement windows to the front. Radiator. Airing cupboard housing the hot water cylinder.



BATHROOM

2.00 m(6'3") x 1.77 m(5'10")

Matching suite; bath with tiled surround and shower overhead. Low flush WC. Pedestal wash hand basin. Tiled floor. Chrome heated towel rail. Extractor fan.



OUTSIDE

To the front is a private driveway providing off-street parking. To the rear, which is south facing, there is a nicely proportioned lawned garden, with stone flagged patio to the immediate rear of the house. Fully enclosed to all sides and with an outside water supply.





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.

Copyright V360 Ltd 2025 | www.houseviz.com

GENERAL INFORMATION

Services: Mains water drainage, gas and electricity.
 Council Tax: Band C
 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 7AH
 EPC: B/82

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. **MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

C010 Printed by Ravensworth 01670 713330