

39 DERWENT ROAD PICKERING



South facing, semi detached property with immaculate accommodation, easy to care for grounds and private parking, well positioned within a well-regarded residential area.

High spec finish of accommodation amounting to 828 square feet.

Entrance hall – Cloakroom – Living Room – Dining Kitchen

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

Attractively landscaped rear garden – Off street parking for two vehicles with EV Charger

GUIDE PRICE £230,000

Set in a south facing position, 39 Derwent Road is understood to be the only one of its house type on the Heathercroft Estate. Stone under a slate roof, 39 Derwent Road was completed in 2022 and was finished to a higher-than-average spec, with high grade flooring and upgraded kitchen and bathroom fittings.

In all the house provides around 828 square feet of accommodation which comprises the following: entrance hall with separate cloakroom, living room and a smart breakfast kitchen with French windows which open out onto the garden. Upstairs is a large en-suite master bedroom, two further bedrooms and the house bathroom.

Set back from the street behind a low maintenance garden, the majority of the ground is to the rear, which has been attractively hard landscaped and has the benefit of a timber garden shed. The property has double glazed windows throughout and central heating is gas fired. The property scores a B on the EPC register making it especially efficient and cost effective to run.



Derwent Road 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

Front door with window lights overhead. Radiator

CLOAKROOM

1.50 m(4'11") x 1.00 m(3'3")

Low flush WC. Pedestal wash hand basin. Wood effect flooring. Radiator. Extractor fan.

LIVING ROOM

4.50 m(14'9") x 3.70 m(12'2")

Casement window to the front. Fitted storage cupboard. Television point. Two radiators.



INNER HALLWAY

Radiator. Stairs to the First Floor.

DINING KITCHEN

4.70 m ('6") x 3.00 m(9'10")

Range of fitted kitchen cabinets with butcher block style worktops incorporating acrylic sink unit. Range of integrated appliances including electric oven, four ring

hob with extractor overhead. Integrated fridge freezer. Automatic washing machine point. Gas fired central heating boiler. Casement window to the rear. French windows opening out onto the rear garden. Radiator. Wood effect flooring.



FIRST FLOOR

LANDING - Loft access hatch. Fitted linen cupboard.

BEDROOM ONE

3.24 m (10'8") x 2.58 m (8'6")

Pair of casement windows to the rear. Fitted wardrobe. Radiator.

EN-SUITE SHOWER ROOM

2.13 m (7'0") x 1.35 m (4'5")

Double width shower cubicle. Low flush WC. Wash hand basin set into a vanity unit. Window to the side. Heated ladder towel rail. LVT floor. Extractor fan. Recessed ceiling lights. Electric shaver point.



BEDROOM TWO

3.20 m (10'6") x 2.50 m (8'2")

Casement window to the front. Fitted wardrobe. Radiator.



BEDROOM THREE/STUDY

2.20 m (7'3") x 2.15 m (7'1")

Casement window to the front. Fitted desk and storage furniture. Radiator.

BATHROOM

2.18 m (7'2") x 1.77 m (5'10")

Double width shower cubicle. Low flush WC. Wash hand basin set into a vanity unit. Window to the side. Heated ladder towel rail. LVT floor



OUTSIDE



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 misstatement. The measurements should not be relied upon for valuation, transaction and/or building 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: 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 7UA
EPC: Current: B/84 Potential: A/96
Other: A maintenance figure of £85 is payable twice a year to the Heathercroft management company.

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.

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