

12 MILLFIELD CLOSE PICKERING



**Detached bungalow providing well-presented and modern accommodation
with easy to care for gardens, garage and off-street parking.**

Situated in a popular residential area, within an easy walk of the centre of Pickering.

Entrance vestibule – Living room – Breakfast Kitchen – Garden Room/Conservatory

Two double bedrooms – Shower Room

Easy to care for gardens to the front and rear.

Single garage and lengthy private driveway.

NO ONWARD CHAIN

GUIDE PRICE £275,000

A modern detached bungalow, with up to date and well-presented accommodation, situated in a sought after location on the south eastern edge of Pickering.

12 Millfield Close is an attractive, well cared for detached bungalow, located in a well-regarded residential area, on the southern side of the town. Fully double glazed with a modern gas fired central heating system and up to date kitchen and bathroom fittings. 12 Millfield Close amounts to 764 ft² of accommodation which briefly comprises the following. Entrance vestibule, living room, breakfast kitchen, two bedrooms, garden room and shower room.



Set well back from the street, there are easy to care for hard landscaped grounds to the front and rear, a lengthy driveway to the side of the property and a single garage.



Pickering is a bustling market town, famous for its castle and steam railway, and located on the southern boundary of the North York Moors National Park and close to the heritage coastline. The town offers a wide range of amenities, including primary and secondary school, sport centre, restaurants, public houses and an array of retailers.

ACCOMMODATION COMPRISES

ENTRANCE PORCH

Front door. Inner door. Coving.

LIVING ROOM

7.00 m (23'0") x 3.14 (10'4")

Curved bay window to the front. Casement window to the side. Two radiators. Coving. Recessed lights. Television point. Feature fireplace housing an electric fire.



INNER HALL

Loft inspection hatch.

KITCHEN

5.63 m (18'6") x 2.82 m (9'3")

Range of cream base and wall units with granite effect worktops incorporating a stainless-steel sink unit. Tiled splashback. Electric cooker point. Cupboard housing the gas fired central heating boiler. Windows to the front and side. Half glazed door to the side. Coving. Recessed ceiling lights. Radiator. Fitted storage cupboard. Tiled floor.



BEDROOM ONE

4.50 m (14'9") x 3.13 m (10'3")

Casement window to the rear. Radiator. Recessed lights. Coving.



BEDROOM TWO

3.84 m (12'7") x 3.10 m (10'2")

French doors to the Garden Room. Recessed lights. Coving. Fitted bedroom furniture.



GARDEN ROOM

2.90 m (9'6") x 2.40 m (7'10")

Upvc construction. Translucent roof. French windows to the rear garden.



SHOWER ROOM

1.88 m (6'2") x 1.71 m (5'7")

Shower cubicle with shower over. Low flush WC. Wash hand basin in a vanity. Half tiled walls. Window to the side. Recessed lights. Coving. Extractor fan.



OUTSIDE

12 Millfield Close is set well back from the street, with a hard paved front garden behind low stone walls. To the rear the garden is fully enclosed and is hard paved for ease of maintenance.

There is ample off-street parking provided on the driveway to the side of the property and with the single garage.

GARAGE

5.20 m x 2.50 m

Electric up and over door. Window to the rear. Door out to the door.



GENERAL INFORMATION

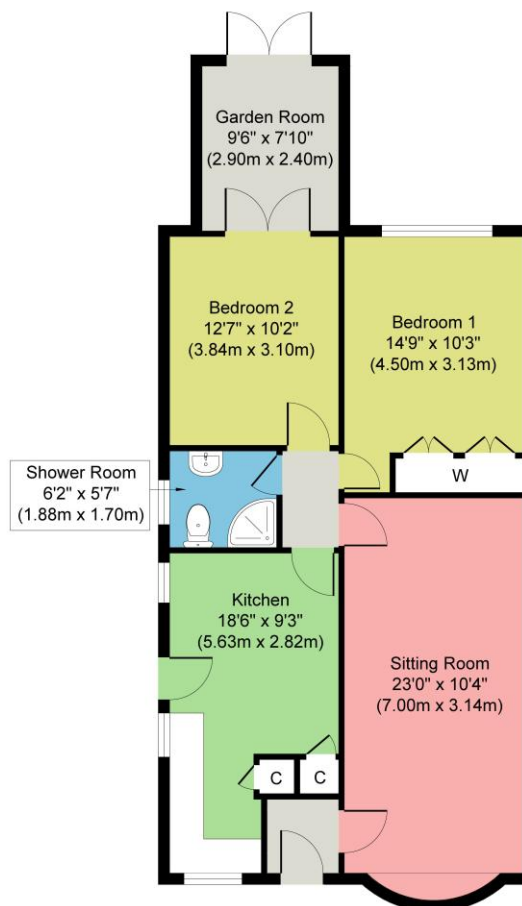
Service: Mains water, drainage, gas and electric.
Council Tax: Band C
Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
Planning: North Yorkshire County Council. Ryedale House, Malton, YO17 7HH. Tel: 01653 600666
Viewing: Strictly by appointment with the Agent's Pickering office.
Post Code: YO18 8DP
EPC: Current E/47 Potential B/83

ADDITIONAL INFORMATION

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection.

Measurements are approximate and are intended for guidance only. 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.



Approximate Floor Area
835 sq. ft
(77.52 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.
Copyright V360 Ltd 2025 | www.houseviz.com