

## 24 WILLOW COURT PICKERING



**A smart, refurbished semi-detached bungalow, located in a popular and sought after residential development for buyers aged 55 and over.**

Living room – stylish refitted breakfast kitchen – conservatory  
Large master bedroom and a further second bedroom - bathroom  
Enclosed and private courtyard garden – Off street parking  
Majority double glazed and renewed electric heating.

**GUIDE PRICE £195,000**

**An attractively refurbished and improved semi-detached bungalow which is positioned in a prime spot within Willow Court.**

24 Willow Court has just undergone a scheme of improvement throughout, creating a comfortable and attractively presented home. Improvements include full redecoration, renewed wiring and the installation of new, efficient electric heating throughout and hot water system and a stylish re-fitted breakfast kitchen with a range of high-quality integrated appliances.

In all the property provides 750 ft<sup>2</sup> of accommodation which is arranged as the following. Entrance vestibule, hallway, south facing living room leading through to the breakfast kitchen, to the rear is a garden room/conservatory with a door out onto the garden. There are two bedrooms and a house bathroom.

At the rear is an enclosed and private courtyard style garden and there is private off-street parking. The windows are largely double glazed, and the central heating is via newly installed electric wall heaters.



Willow Court is a small development of properties, designed for buyers aged 55 and over being warden controlled and within a very easy stroll from the centre of the town. 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, sports centre, restaurants, public houses and an array of retailers.

**ACCOMMODATION COMPRISSES**

**ENTRANCE VESTIBULE**

1.12 m(3'8") x 1.00 m(3'3")

Timber front door with inset fanlight pane. Coat hooks. Coving. Glazed door to:

**INNER HALL**

3.45 m(11'3") x 1.00 m(3'3")

Electric wall heater. Coving. Loft access hatch. Storage cupboard housing the newly replaced hot water cylinder.

**LIVING ROOM**

4.48 m(14'8") x 3.28 m(10'9")

Casement window to the front elevation. Electric wall heater. Television point. Coving.



**KITCHEN**

3.00 m(9'10") x 2.87 m(9'5")

Range of newly fitted kitchen Cabinets with marble effect worktops, incorporating a single bowl sink unit with stainless steel mixer tap. Integrated double electric oven. Four ring induction hob with extractor overhead. Automatic washing machine. Breakfast bar seating. Window to the rear. Coving. Back door.



#### CONSERVATORY/REAR PORCH

4.60 m(15'1") x 3.20 m(10'6")

Door out to the garden.



#### BEDROOM ONE

4.00 m(13'1") x 2.90 m(9'6")

Window to the rear. Electric wall heater. Coving.



#### BEDROOM TWO

2.70 m(8'10") x 2.15 m(7'1")

Window to the front. Electric wall heater. Coving.



#### BATHROOM

2.70 m (8'10") x 2.23 m (7'4")

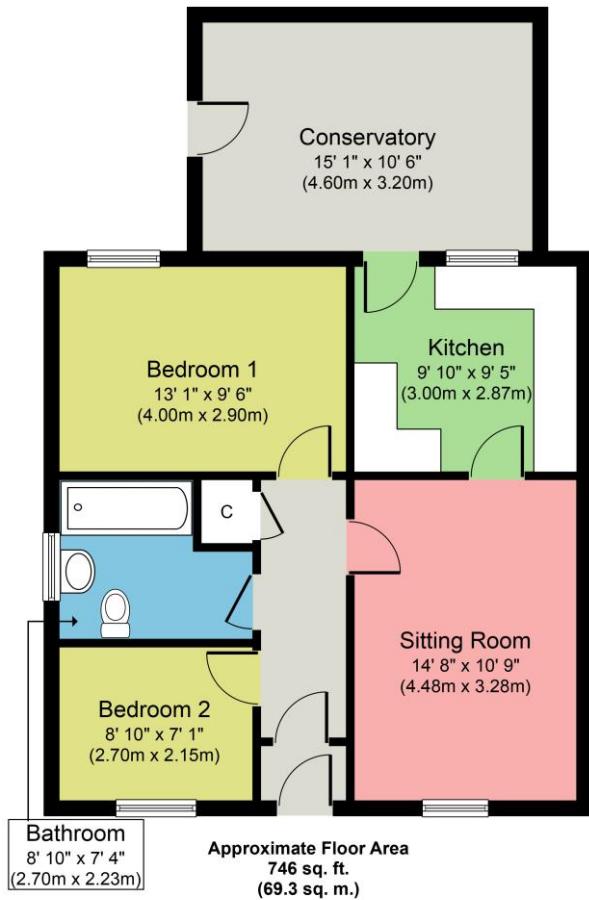
Bath with tiled surround and shower overhead. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Window to the side. Coving.



#### OUTSIDE

The property has a sheltered and private rear garden, ideal as a low maintenance but sunny space. At the front there is allocated off-street parking for the property.





Whilst every attempt has been made to ensure the accuracy of the floor plan, dimensions, 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 buyer 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, electricity, and drainage

Council Tax: Band C

Postcode: YO18 7EU

Tenure: We understand that the property is freehold with vacant possession upon completion.

Viewing: Strictly by appointment through the agents Pickering office

Please Note: There is a service charge payable of approx. £541.13 per quarter for maintenance of the shared facilities and grounds, external decoration, building insurance and the on-site care services. It is believed that but on a re-sale 1% will be charged by the Housing Association to cover administration and other costs.

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