

Mark Stephenson's

ESTATE & LETTING AGENTS



6 Spire View, Pickering, YO18 7DE

£239,950

- Private gated development
- Superb kitchen onto the gardens
- Ground floor shower room,
- En-suite bathroom upstairs
- Lovely first floor living space
- Private parking. Lovely gardens
- Hallway, utility and shower room
- 2 bedrooms (1 down, 1 up)
- Commonhold tenure. £366 pcm

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6 Spire View, Pickering YO18 7DE

**** PRICED TO SELL **** Exceptional detached town house forming part of this contemporary gated development within easy reach of the historic town centre. Spire View is a striking development offering an interesting mix of only fifteen properties standing in wonderful communal grounds together with swimming pool, orangery and guest suite and with allocated parking provision. Fantastic first floor living, well equipped dining kitchen, two bedrooms, en-suite and separate shower room.



Council Tax Band: D



Location

Pickering is a thriving market town that lies on the A170, Thirsk to Scarborough Road. It has a good range of shops, an active Monday market and amenities that include Doctors surgery, Dentists and Library. There are excellent road links to the neighbouring market towns of Helmsley, Malton and Kirkbymoorside, East Coast and the City of York. Malton has a train station that runs to York, where an intercity service links to London in little over two hours.

General information

Tenure - The property is commonhold with a monthly service charge from the 1st April 2023 of £366.00 In total there are 15 properties within the Spire View development.

The commonhold areas include;

- 1.) Secure site, gated, cctv and intercom.
- 2.) Residents lift.
- 3.) Residents swimming pool.
- 4.) Residents guest accommodation.
- 5.) Residents communal orangery.
- 6.) Communal gardens.
- 7.) Allocated under cover parking space with secure storage plus additional guest parking.
- 8.) Each property has an individual outside storage unit within the covered parking area.

Hallway

Front main entrance door and full height windows and vaulted ceiling. Feature oak staircase leads to the first floor.

Dining kitchen

Enjoying sunny double aspects with doors onto the private garden area. Well fitted range of both base and wall level units together with matching granite worktops, integral built in appliances to include electric hob, double oven with extractor fan over, fridge, freezer and dishwasher. Single inset stainless steel sink unit with mixer tap over, ceramic tiled flooring.

Utility room

Wall and base units with soft close feature with oak work tops, sink unit with mixer tap over, plumbing for automatic washing machine, ceramic tiled floor.

Shower room (ground floor)

Fully tiled wet room incorporating shower. white suite of low flush w.c., wash hand basin, and towel rail,

Bedroom (ground floor)

Good sized bedroom with fitted wardrobes with soft closing feature, quality oak flooring.

Sitting/living room (first floor)

With feature picture window to the front of the property, velux roof lights which allows plenty of natural light, vaulted ceiling, intercom for the front gate, t.v and telephone points.

Bedroom suite

Double bedroom with windows to two sides which overlook the garden. Walk in wardrobes with shelving and hanging rails, t.v. and telephone points.

En-suite bathroom

Comprising of bath with shower unit over, low flush w.c., and wash hand basin, chrome heated towel rail, tiled walls and flooring.

Outside/gardens

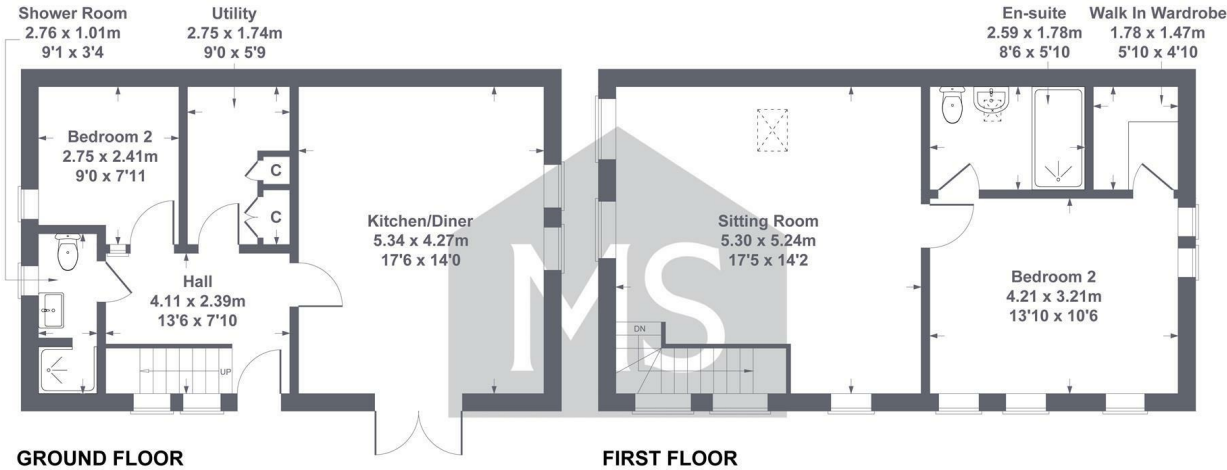
The property has its own garden area on two sides with planted raised beds and borders together with a paved patio area for seating.

A lift in the centre of the grounds allows access to the swimming pool with its striking sky light and also the communal orangery and guest suite.





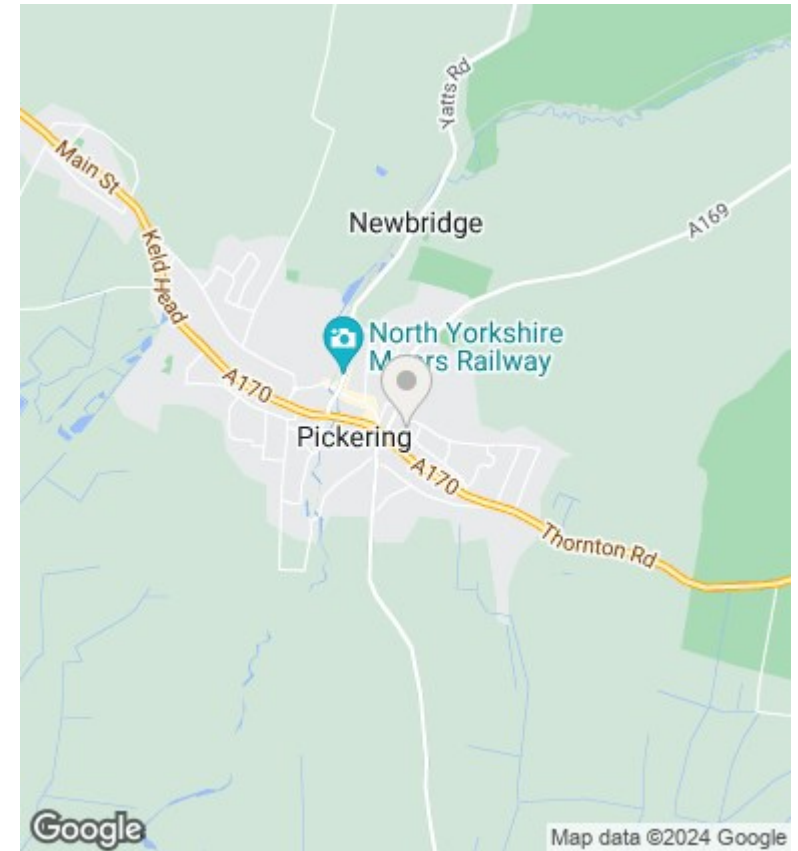
Approximate Gross Internal Area 1066 sq ft - 99 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Directions

Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	