

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 8 Meadow Road, Pickering, YO18 8NW

£330,000

- Spacious detached bungalow 1066 sqft
- Extremely sought after part of the town
- Large well established rear gardens
- Untapped roof space allows lots of scope
- Offered for sale with no onward chain
- Gas central heating and double glazed
- Three bedrooms or two plus home office
- Good width frontage allows ample parking

# 8 Meadow Road, Pickering YO18 8NW

Well established bungalow in this sought after edge of town location offered for sale with no onward chain. Versatile layout which could offer three bedrooms or two plus a home office. The roof space is ripe for conversion, large enough we feel for upto two bedrooms and bathroom subject to usual consents. The rear garden is of a generous size whilst the wide frontage allows easy and ample parking. CHAIN FREE SALE.



Council Tax Band: D



### General info

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.

### Directions

Meadow Road is a very well established and sought after part of the town on the western outskirts. Best found by leaving town along Middleton Road as though heading towards the village of Middleton itself. Take the very last right turn onto Northway, continue up this road taking second right onto Meadow Road, number 8 is on the left side.

### Services

All mains are connected.

Gas central heating from a modern boiler located in the garage.

### Hallway

A lovely first impression and of a good size with original cupboards and hatch/fold down ladder to the boarded loft space. This whole space lends itself well for conversion we feel, large enough we expect to accommodate two bedrooms and bathroom facilities already having a west facing window onto the gable end. Any conversion would of course be subject to the usual permissions.

### Through lounge/dining

Front and rear facing widows. A door from the dining area leads into the bed 3/home office.

### Kitchen

Well fitted range of units, built in oven, hob, fridge and freezer. Door into the reception and rear door into the conservatory.

### Conservatory

uPVC double glazed type, door into the gardens.

### Bedroom 1

Front window, wardrobes.

### Bedroom 2

Rear window.

### Bedroom 3/home office

Off the rear part of the lounge/diner with rear facing window.

### Bathroom

Two piece suite, over bath shower, side widow.

### Separate WC

Also with side facing window.

### Outside

The frontage has a good width and allows ample parking both on the driveway and immediately to the side of with potential to create more still. A hand gate at the right of the drive allows access into the rear gardens which are extremely well established and of quite some

size. There is a lawned area together with generous patio space extending across most of the rear part of the bungalow. Boundaries are well defined in both established hedges and fencing. Two wooden sheds are located at the right/garage side of the bungalow.

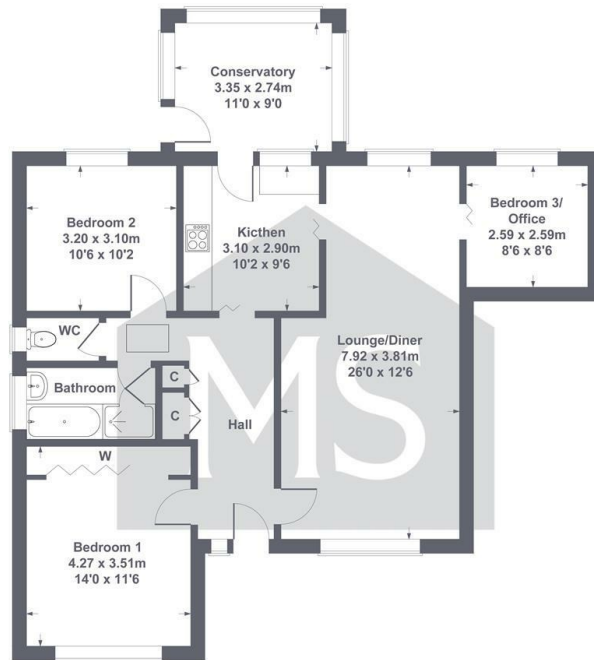
### Garage

Remote front door, side door, housing the gas central heating boiler, modern electric consumer unit and both meters.



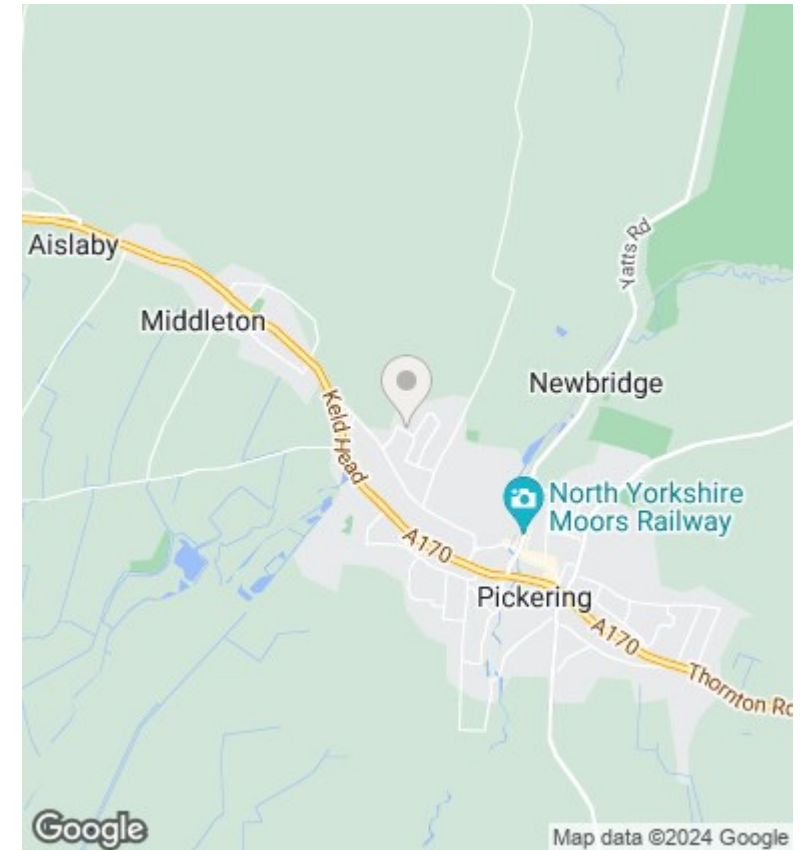


Approximate Gross Internal Area 1066 sq ft - 99 sq m



**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. 2023



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## 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		
(81-91)	B		79
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	