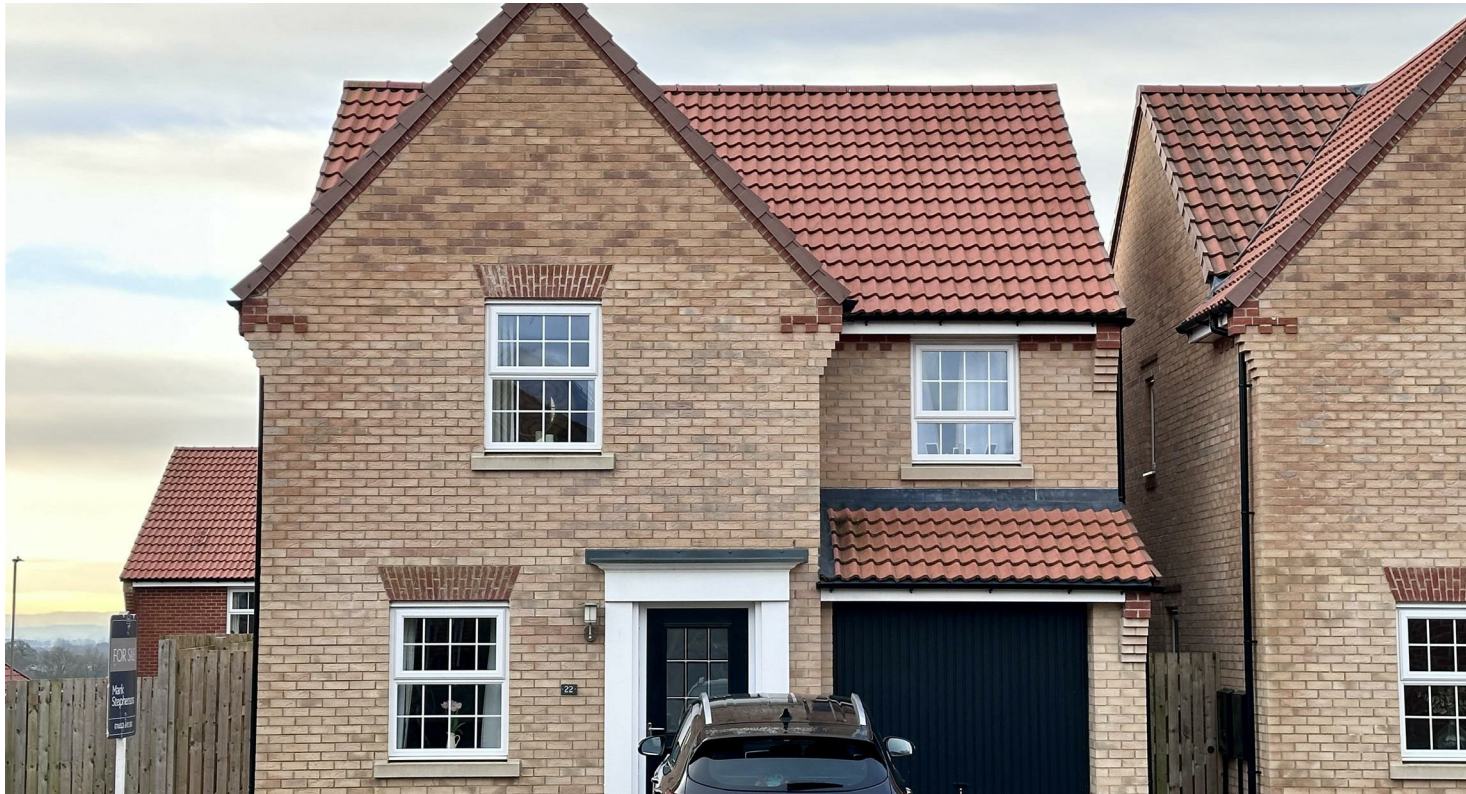


Mark Stephenson's

ESTATE & LETTING AGENTS



22 Dove Road, Pickering, YO18 7UD

£290,000

- Nearly new home built in only 2021
- Parking for two at the front
- En-suite bed 1 & family bathroom
- Abbeydale design with generous bedrooms
- Generous dining kitchen onto gardens
- Lovely presentation throughout
- South facing good size rear gardens
- Front facing reception room

20 Birdgate, Pickering, YO18 7AL - 01751 476 900
13a Yorkersgate, Malton, YO17 7AA - 01653 692 500

pickering@markstephensons.co.uk
<https://www.markstephensons.co.uk/>

22 Dove Road, Pickering YO18 7UD

Nearly new (built in 2021) excellent detached home with south facing gardens and particularly good sized bedrooms. Reception hallway, front facing reception room, lovely dining size kitchen with doors to the garden, utility room, WC, three bedrooms, en-suite and family bathroom. Extremely popular development off the Whitby Road on the northern edge of town.



Council Tax Band: D



General information

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 as little as approx 2 hours.

Hallway

Stairs to the first floor, radiator.

Lounge

Windows to both the front and side (north and east) and with two radiators.

Dining kitchen

Excellent size room with lovely south facing aspects from both the french doors and window. Base and wall level units, built in oven and hob, provision for a dishwasher, large under stair cupboard, two radiators, door into the utility.

Utility room

Plumbing for washer, gas combi boiler, side door leading out, radiator, door into the WC.

WC

Two piece suite, side window, radiator.

Landing

Deep walk in store, hatch to loft space, radiator.

Bedroom 1

Front window with radiator below, further radiator, opening into the dressing room area allowing lots of clothes storage etc.

En-suite

Two piece suite and double size cubicle, side window and heated towel rail.

Bedroom 2

Front window, radiator.

Bedroom 3

Rear window, radiator.

Family bathroom

Matching three piece suite plus double size shower cubicle in addition. Rear facing window and heated towel rail.

Outside front

Open plan area of garden. Double width parking allows space for two cars side by side and gives access into the garage. A path and hand gate at the left side leads into the rear plot.

Garage

Integral, single size with power and light connected.

Rear garden

Good sized enjoying south facing aspects, mostly down to lawn with

flagged area and established fenced boundaries.

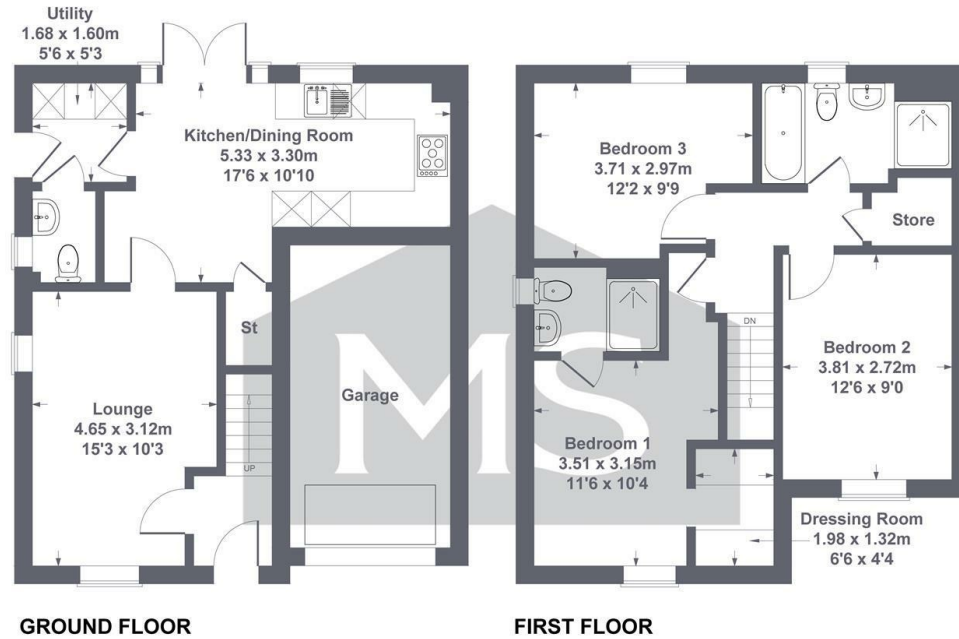
Services

All mains are connected.



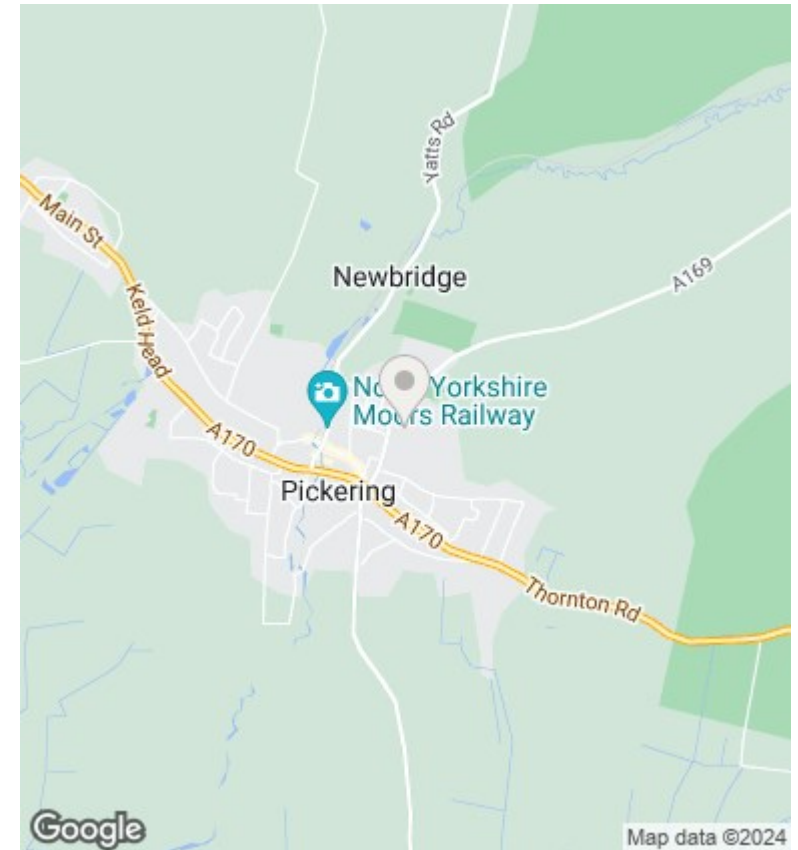


Approximate Gross Internal Area 1190 sq ft - 111 sq m



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



Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	