

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 9 Mickle Hill, Pickering, YO18 7NB

£309,950

- Dormer style bungalow
- Jack and Jill style shower room
- First floor bathroom
- South facing open aspects
- Superbly refitted kitchen/diner
- Allocated car parking
- Two double size bedrooms
- Lounge onto the lovely garden
- Excellent facilities

# 9 Mickle Hill, Pickering YO18 7NB

A superbly positioned dormer bungalow opening onto a lovely flagged patio enjoying delightful south facing aspects onto the adjacent open fields. Reception hallway, generous sitting room, well equipped and refitted dining kitchen, bedroom and ground floor jack and jill shower room. Further double bedroom upstairs with en suite bathroom. Mickle Hill provides a new approach to retirement living for those looking for a beautifully designed home with excellent facilities located on the southern edge of this highly regarded market town.



Council Tax Band:



#### Location details

Pickering is a charming and historic market town, known as the 'gateway to the Moors'. Boasting a number of public houses, supermarkets, local shops and cafes as well as a 13th century castle, petrol stations, a steam railway and museum. The town is popular for tourists and locals alike with access to the North York Moors National Park, Dalby Forest and the coastline. Malton has a train station with regular services to Scarborough, York, Leeds and beyond.

From the roundabout leave Pickering on the A169 for a short distance heading towards Malton where you will find Mickle Hill Retirement Village located on the left hand side on the very edge of the town.

#### General information/charges

Service Charge: £282.79 per month from 1st July 2023 this changes annually. This includes the upkeep and maintenance of the communal areas including: gym, estate roads and parking and landscaped grounds, window cleaning of communal areas and external windows of homes, building insurance and communal areas, corporate management services and support. Serviced lifts to all floors. Utility costs for communal areas.

Wellbeing Charge: £235.65 per month, this includes 24-hour emergency support response and emergency services co-ordination, help in an emergency and co-ordination of activities and events programme.

Ground Rent: £453.48 per annum. The Ground Rent payable will

increase in line with the Retail Price Index every 5 years from 1st October 2015.

A contingency fund contribution is payable upon re-sale. Details available from the sales team at Mickle Hill.

#### Tenure details

Leasehold, 125 years from 2015.

#### Hallway

Front entrance door, wider than standard staircase to the first floor with electrical provision for a stairlift, generous under stairs cupboard, radiator.

#### Lounge

Enjoying sunny south facing aspects with rear windows and door leading out to the paved patio area. Radiator.

#### Dining kitchen

Superbly refitted by the current owners with a range of very smart base and well level units together with integrated appliances including oven, hob and extractor, washer/dryer, dishwasher and fridge/freezer. Cupboard housing the central heating boiler, front facing windows, radiator.

#### Bedroom/Further reception

Offering flexibility as either a double bedroom or second reception room. Rear facing window, radiator and door into the shower room.

### Shower/wet room

Easy access walk in shower, wc and wash hand basin. Radiator. Doors from both the hallway and the bedroom.

### Landing

### First floor bedroom

Generous double size room with fitted wardrobes, radiator and rear facing window enjoying the southerly aspects. Door into,

### En-suite bathroom

Three piece suite, radiator, door into large built in airing cupboard.

### Outside

Open plan frontage and car parking. Lovely south facing aspects are enjoyed from the patio area at the rear surrounded by the well maintained communal grounds.

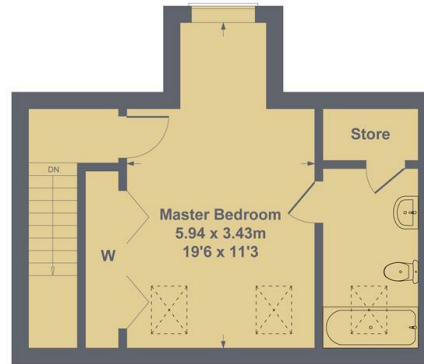




Approximate Gross Internal Area 1077 sq ft - 100 sq m



GROUND FLOOR



FIRST FLOOR

**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

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