

Mark Stephenson's

ESTATE & LETTING AGENTS



3 Westerdale, Pickering, YO18 8DS

£259,950

- With no onward chain
- Well fitted kitchen
- Three bedrooms
- Cul de sac location
- Generous lounge/dining
- Low maintenance gardens
- Gas c/h with modern combi

20 Birdgate, Pickering, YO18 7AL - 01751 476 900
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3 Westerdale, Pickering YO18 8DS

Offered for sale with no onward chain 3 Westerdale is a mature detached bungalow offering good sized three bed accommodation with good sized rear garden. Gas central heating is from a modern combi, there is double glazing and the general location is always well thought of. Fitted kitchen, large lounge/dining room, inner hall, three bedrooms and bathroom.



Council Tax Band: C



Location/general information

Pickering itself 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.

Leave Pickering along Hungate through the traffic lights onto Southgate turning left just after Coopers following the road onto Firthland Road. Turn off Firthland Road to the left onto Greenlands Road which leads onto Westerdale. The property can be clearly identified by our board on the left.

Council tax
Band C

Kitchen

Double glazed window to front and side aspect, door to side. Range of wall and base units, integrated electric hob and oven, extractor hood, built in former airing cupboard. Wall mounted Ideal combi boiler.

Lounge/dining room

Double glazed bay window to the front aspect, fire place with electric fire, side facing window also, radiator.

Bedroom 3

Double glazed window to the side aspect, radiator. This room sits

immediately behind the kitchen therefore allowing good scope for knocking through so as to make a larger dining kitchen.

Bathroom

Double glazed window to the side aspect, white three-piece suite comprising of low flush WC, wash hand basin, panelled enclosed bath with shower over.

Bedroom 2

Double glazed window with rear aspect, radiator.

Bedroom 1

Double glazed window with rear aspect, radiator.

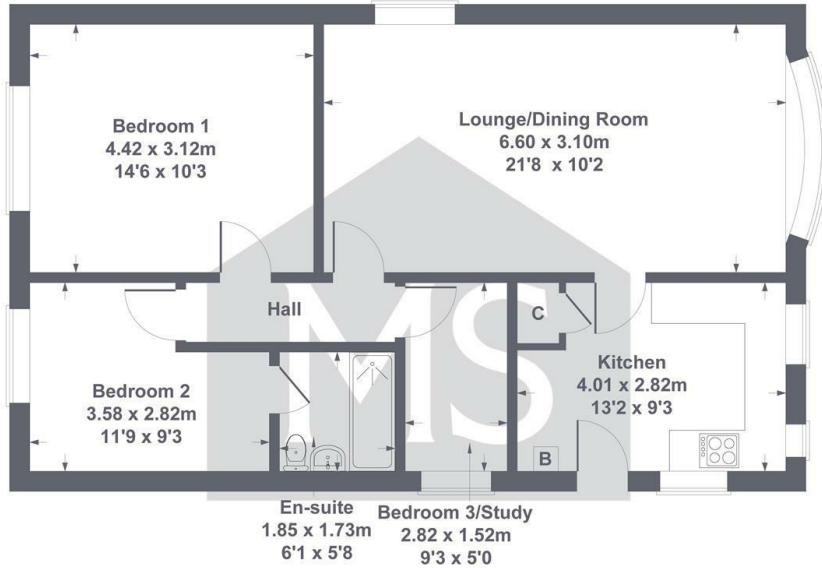
Outside

Raised beds at the front in fenced surrounds. Off road driveway parking. The garden at the rear is of a reasonable size with flags against the immediate rear of the bungalow, further area of garden currently just soil but could be lawned. Old timber shed.





Approximate Gross Internal Area 819 sq ft - 76 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

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Viewings

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

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C		64	
(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	