

Mark Stephenson's

ESTATE & LETTING AGENTS



29 Levin Drive, Pickering, YO18 7UF

£199,500

- Nearly new home built in 2022
- Two bedrooms and bathroom
- uPVC d/glz and gas c/heating
- Open plan living/dining/kitchen
- Nicely established rear garden
- Solar panels both front and rear
- Rear lobby and downstairs WC
- Off road parking at the front
- Excellent first home - low running costs

29 Levin Drive, Pickering YO18 7UF

Nearly new home built in 2022 in a small cul-de-sac position with now nicely established rear garden and off road front parking. Lovely open plan living/dining and kitchen area with rear lobby and downstairs WC whilst upstairs there are two bedrooms and bathroom. Solar panels were installed in only 2023 which are privately owned and help towards lowering the electricity running costs. There is gas central heating from a combi boiler, windows are uPVC double glazed. In all an excellent first home forming part of this highly regarded development by David Wilson located off the Whitby Road on the northern edge of the town.



Council Tax Band:



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.

Tenure

Freehold. We understand that as the site is completed that a yearly management charge will become due to cover upkeep of communal areas.

Services

Mains electricity, water, gas and drainage are connected.

Solar panels were installed on both the front and rear elevations in 2023, fully owned and currently linked to British Gas so as to provide considerably reduced electricity bills.

Living/dining

Lovely double aspects from both the front and side windows. Open plan as it opens into the kitchen area.

Kitchen area

Well fitted range of units at both base and wall level, built in oven and hob with extractor, plumbing for washer, rear window, door into the rear entrance.

Rear entrance lobby

With external rear door into the garden, door into the WC.

WC

Two piece suite

Landing

Bedroom 1

Front windows, over stairs cupboard.

Bedroom 2

Rear window

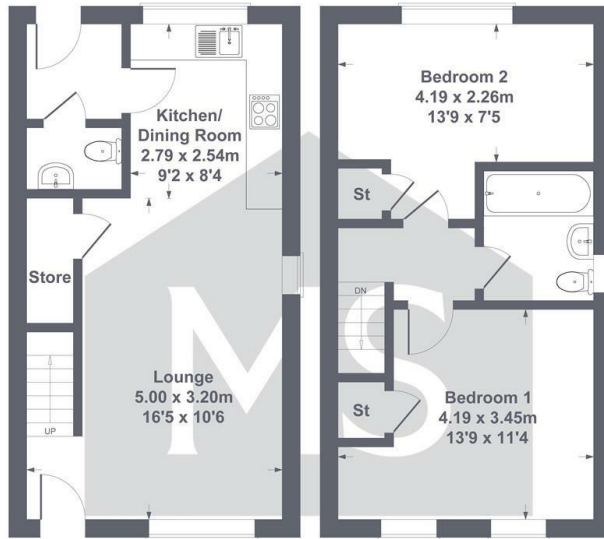
Bathroom

Side facing window, three piece suite, over bath shower/screen.

Outside

Off road parking space at the immediate front. Pathway at the side with hand gate into the now nicely established lawned garden plot with flagged patio area.

Approximate Gross Internal Area 781 sq ft - 73 sq m

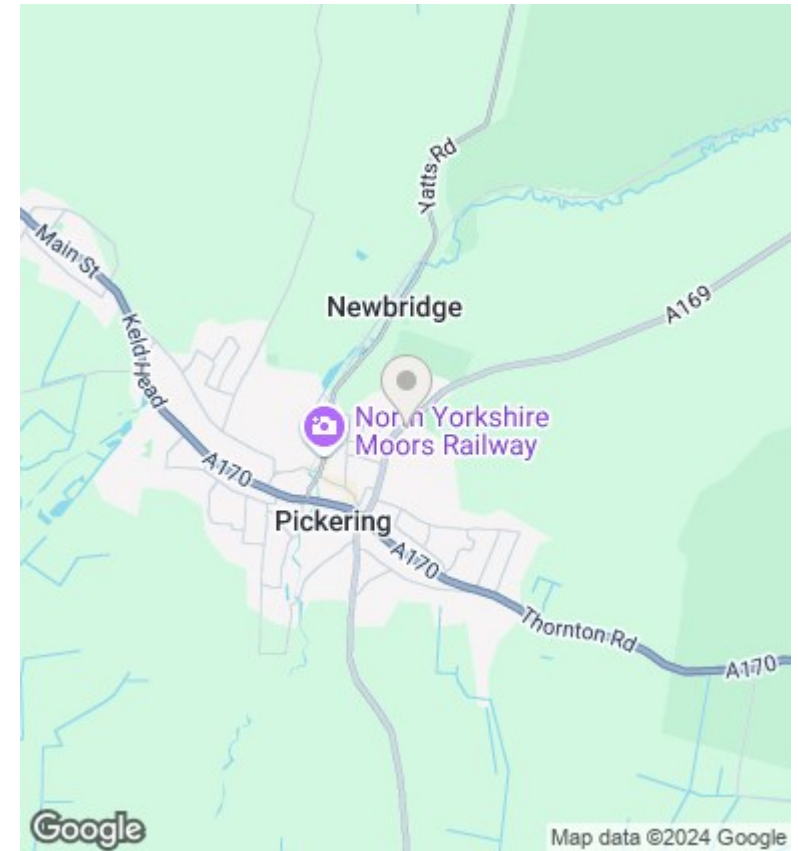


GROUND FLOOR

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
Very energy efficient - lower running costs			96
(92 plus)	A		
(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	