

Mark Stephenson's

ESTATE & LETTING AGENTS



33 Forest Road, Pickering, YO18 7EE

£185,000

- Excellent family size home
- Two reception rooms
- Gas centrally heated
- Established location
- Fitted kitchen
- Chain free sale
- Three bedrooms
- Established gardens

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

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33 Forest Road, Pickering YO18 7EE

Mature end town house offered for sale with the benefit of having no onward chain with both gas central heating and double glazing. Hallway, two reception rooms, fitted kitchen, three bedrooms and modern bathroom. Established gardens at both sides. 33 Forest Road forms part of this now well established general area on the east side of town off Eastgate.



Council Tax Band: B



General information

Pickering a pleasant market town on the foot of the North Yorkshire Moors National Park, offering a wide selection of shops, schools and amenities. There are good road links to the east coast and the neighbouring market town of Malton where there is a regular rail link to the City of York. Best found leaving the town eastbound along Eastgate. Turning left onto Hawthorne Lane and immediately first right onto Forest Road. Number 33 is on the left-hand side and can be identified by our board.

COUNCIL TAX B

HALLWAY

Double glazed door, radiator, laminate floor, stairs off to first floor.

KITCHEN

(2.9m x 2.7m) Fitted base and wall units, boiler cupboard, laminate floor, double glazed rear window and door

DINING ROOM

(2.9m x 2.9m) Laminate floor, radiator, patio doors.

LOUNGE

(3.8m x 3.5m) Front window, laminate floor, radiator.

BEDROOM ONE

Front window, radiator, built-in cupboard.

BEDROOM TWO

(3.3m x 2.8m) Rear window, radiator.

BEDROOM THREE

(2.6m x 2.4m) Front window with radiator under, built-in over stairs cupboard.

BATHROOM

(2.4m x 1.6m) Re-fitted three piece suite, fully tiled, heated towel rail, over bath electric shower, rear window.

FRONT GARDEN

REAR GARDEN

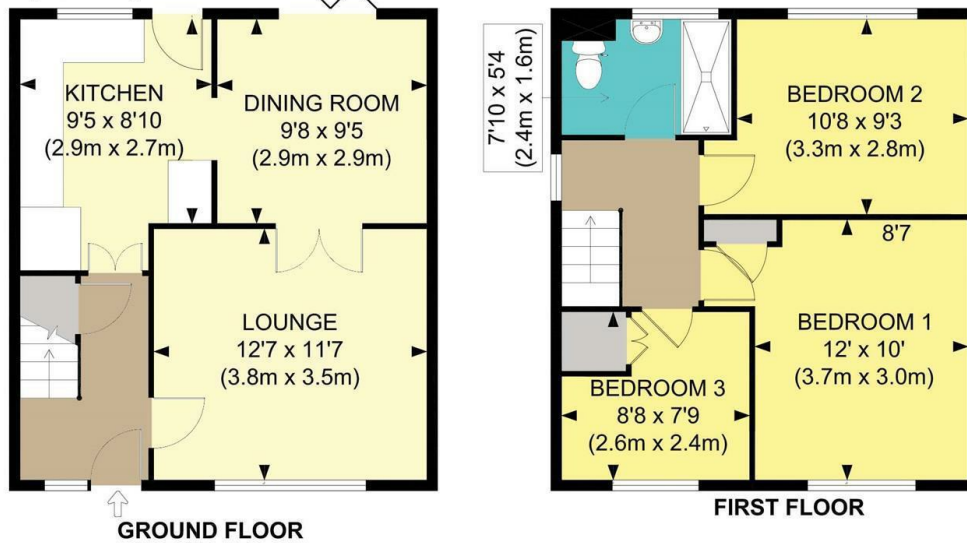
Enclosed plot, small lawn, flagged patio area, wood shed, south facing aspect.





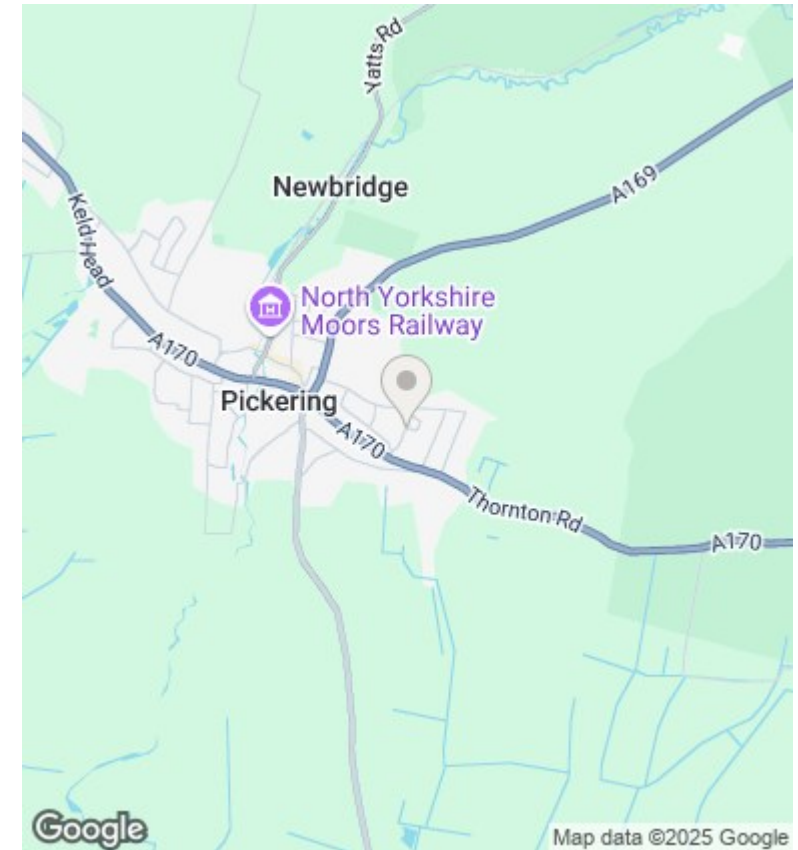
FOREST ROAD PICKERING

Approx. gross internal floor area
794 Sq. Ft / 74 Sq. M.



FLOORPLAN

Every attempt has been made to ensure accuracy however, measurements are approximate, and for illustrative purposes only. Not to scale



Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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