

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 1 Herongate, Pickering, YO18 8TH

£180,000

- \*\*Offered with No Onward Chain\*\*
- Two Double Bedrooms
- Low-Maintenance Rear Garden
- Parking spaces for Two Vehicles
- Cul-De-Sac Location
- Within Walking Distance of Pickering Town Centre
- Ideal first time home

# 1 Herongate, Pickering YO18 8TH

Offered with no onward chain, 1 Herongate is a fantastic two bedroom semi-detached property perfect for first-time buyers or investors looking for a ready-made property sat in a well-established cul-de-sac. Briefly, the property comprises; entrance hall, a well-proportioned lounge, modern kitchen with access to the enclosed rear garden with garden shed. Upstairs there are two double bedrooms, the master being a generous size, and family bathroom with an electric shower. The property also benefits from having designated parking for two cars comfortably.



Council Tax Band:



### General information

Pickering is an attractive market town on the edge of the beautiful North York Moors National Park and 18 miles from the Heritage Coast. There is a wealth of pubs, eateries individual shops and all the other amenities expected in a market town; including the market itself held every Monday. The iconic North Yorkshire Moors Steam Railway is based in Pickering with some services to Whitby - the famous seaside town from where Captain Cook set sail in the endeavour in the 1700s. There is a wonderful Norman castle in Pickering owned by English Heritage and the surrounding countryside is a haven for wildlife and walkers.

### Services

All Mains services are connected.

### Entrance Hall

Front Entrance Door, Window to the Front aspect.

### Lounge

uPVC Double Glazed window to the Front aspect with radiator underneath, Thermostat, Stairs to the First Floor.

### Kitchen

A range of Wall & Base units, Gas Hob, Electric Oven and Extractor Fan, uPVC Double Glazed window to the Rear aspect, Radiator, Smart Meter, Consumer unit, uPVC Door to the rear garden.

### First Floor Landing

Radiator

### Bedroom 1

A well-sized double bedroom, uPVC Double glazed window to the Front aspect with Radiator underneath.

### Family Bathroom

Three-Piece Suite, Electric Shower, Laminate Flooring, Radiator, Partly-Tiled walls, Glazed Window to the Rear aspect, Extractor fan.

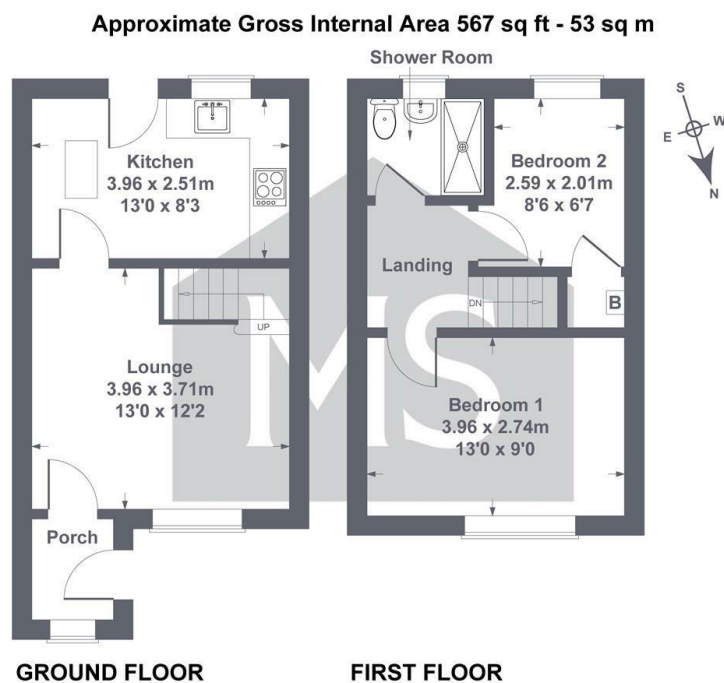
### Bedroom 2

uPVC Window to the Rear aspect, Cupboard housing the boiler and storage/shelving, Radiator, Loft Hatch.

### Outside

To the front, there is a path leading to the front door and a grass area, the rear garden is an easily maintained area with a small grass lawn, there is a path that is accessed through a hand gate to the side of the property which wraps around the property and leads to the garden shed. Behind the garden there is designated parking for the property which would house two cars.

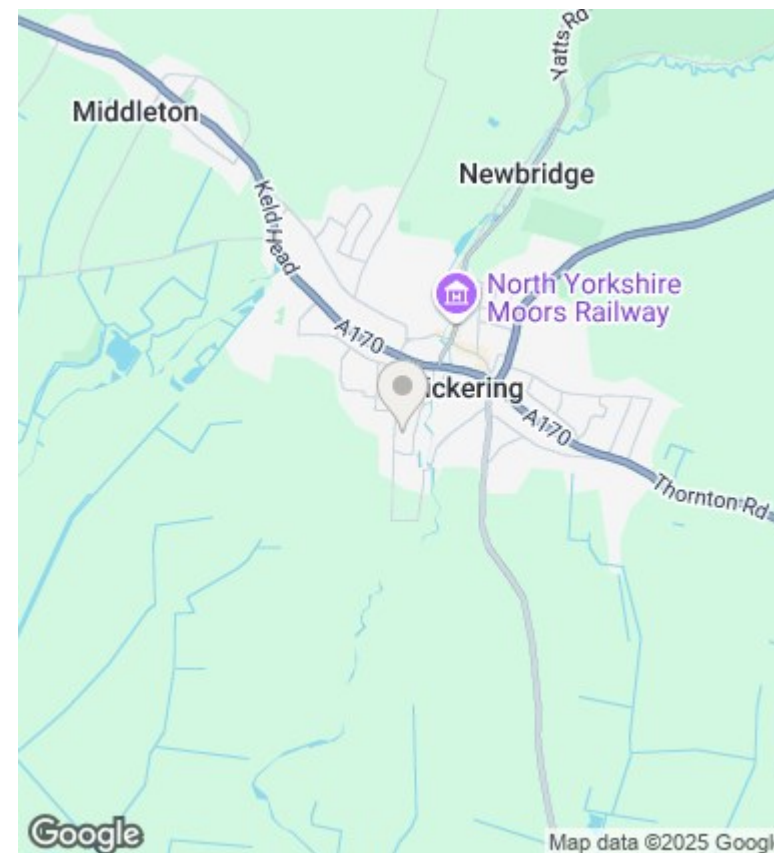




**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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. 2025



## 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		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC