

Mark Stephenson's

ESTATE & LETTING AGENTS



33 Shepherds Hill, Pickering, YO18 7JQ

£120,000

- Shared ownership opportunity
- Three bedrooms
- Parking space at the front
- 60% ownership plus £46.29 weekly rent
- Spacious dining kitchen
- Gas c/heating & uPVC d/glazing
- Local occupancy restrictions apply
- South facing rear gardens

33 Shepherds Hill, Pickering YO18 7JQ

Modern three bed end town house with south facing rear garden and allocated single parking space. Available on a shared ownership basis at £120,000 which represents 60% of the current full value of £200,000. Subject to application, local occupancy criteria applies. Double glazed and gas c/heating, chain free sale. Immaculate presentation throughout making it the perfect first time or small family home.



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 little over two hours.

Hallway

Stairs up, radiator, door into the lounge and door into,

W/C

Two piece suite, front facing window, radiator.

Lounge

Front facing window, radiator.

Dining kitchen

With base and wall level units, built in oven and hob, rear window and French doors to the garden, radiator.

Landing

Bedroom 1

Two front windows, radiator.

Bedroom two

Rear window, radiator.

Bedroom three

Rear window, radiator.

Bathroom

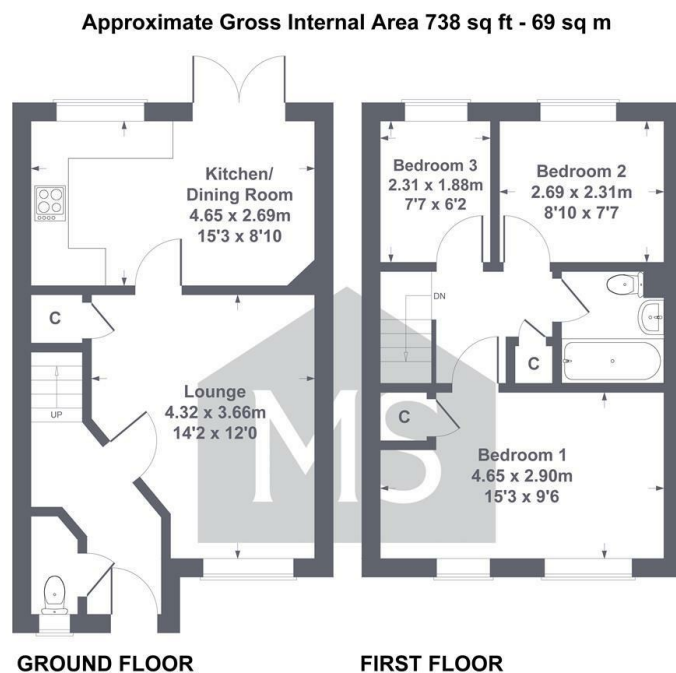
Three piece white suite, over bath shower, side window, radiator.

Outside

Parking space at the front. Path running down the side with gate into a good sized lawned garden plot all well enclosed and enjoying sunny south facing aspects.



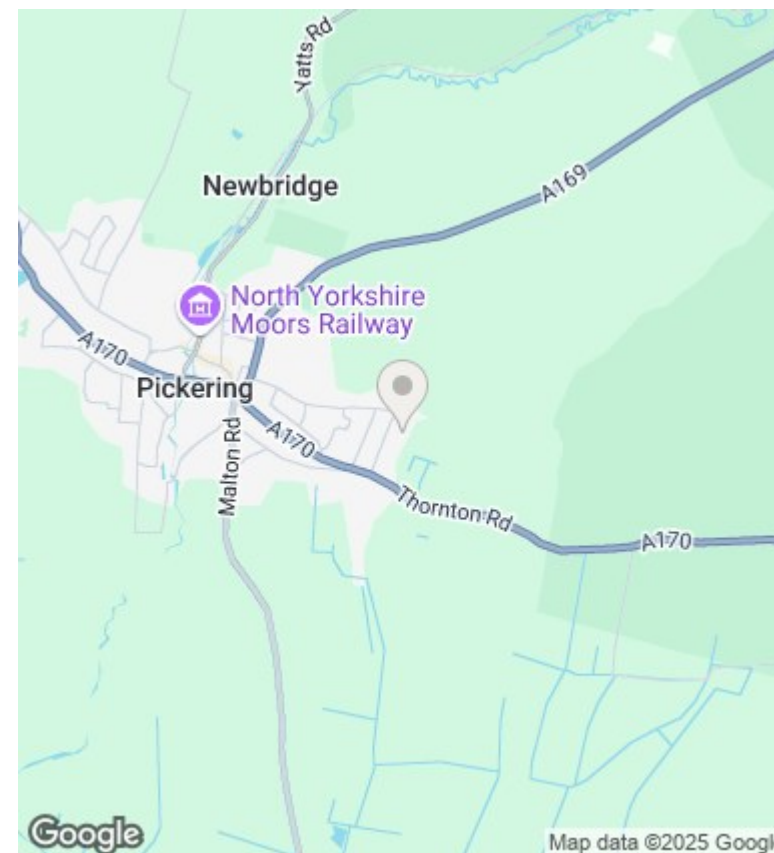




SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

Head out of Pickering along Thornton Road turning left onto Whitfield Avenue. Turn right into Shepherds Hill, the property is approx half way up the estate in the bottom corner of a small cul-de-sac.

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) A		92
(81-91) B	76	
(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