

Mark Stephenson's

ESTATE & LETTING AGENTS



12 Derwent Road, Pickering, YO18 7UB

£430,000

- Nearly new detached family home
- Reception hallway with WC
- Four particularly good bedrooms
- Good size south facing garden plot
- Front facing reception room
- En-suite bed 1, family bathroom
- Offered for sale with no chain
- Impressive living/dining kitchen
- Integral style garage, utility room

12 Derwent Road, Pickering YO18 7UB

Constructed in only 2020 this generous detached home is offered for sale with the benefit of having no onward chain and has a good sized south facing rear garden plot accessed from the kitchen French doors. The main entrance hall leads left into the front lounge whilst having an impressive living/dining kitchen at the rear facing south with utility room off and ground floor WC. There are four good bedrooms, en-suite to bed 1 and a family bathroom. Integral style garage, gas c/heating and uPVC d/glazing.

 4  2  2  B

Council Tax Band: E



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 are connected.

Gas central heating boiler located in the utility room with water cylinder/airing cupboard located on the first floor landing.

Reception Hallway

Main front entrance door, stairs leading to the first floor, built in cupboard, radiator.

WC

Two piece suite, radiator.

Sitting room

Front bay style window, two radiators.

Living/dining kitchen

Impressive room enjoying lots of light from it's southerly aspects with

French doors giving immediate access into the gardens. Well fitted with a range of base and wall level units, built in electric oven, 5 ring gas hob and extractor hood. Rear window, two radiators, door into the utility.

Utility room

Base units, wall mounted gas central heating boiler, radiator and rear window.

Landing

Hatch to loft space, built in airing cupboard.

Bedroom 1

Two front windows, radiator.

En-suite shower room

Two piece suite, double size cubicle, heated towel rail, side facing window.

Bedroom 2

Rear window, radiator.

Bedroom 3

Front window, radiator.

Bedroom 4

Rear window, radiator.

Family bathroom

Three piece suite and separate double size cubicle, heated towel rail, rear window.

Outside front

Block paved double width driveway allowing ample space to park two vehicles side by side. Lawned plot, path and gate to the right hand side.

Rear garden

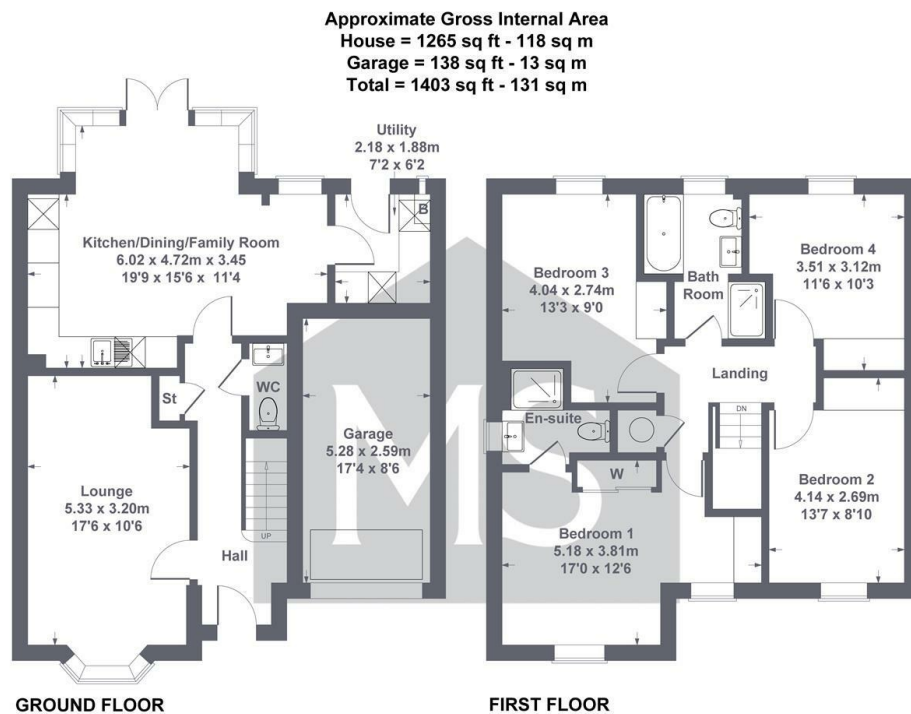
A good size south facing plot (compared to most other plots) in established boundaries laid to grass having access from the French doors out of the living/dining kitchen.

Garage

17ft 4 X 8ft 6 Up and over door, power and light connected.

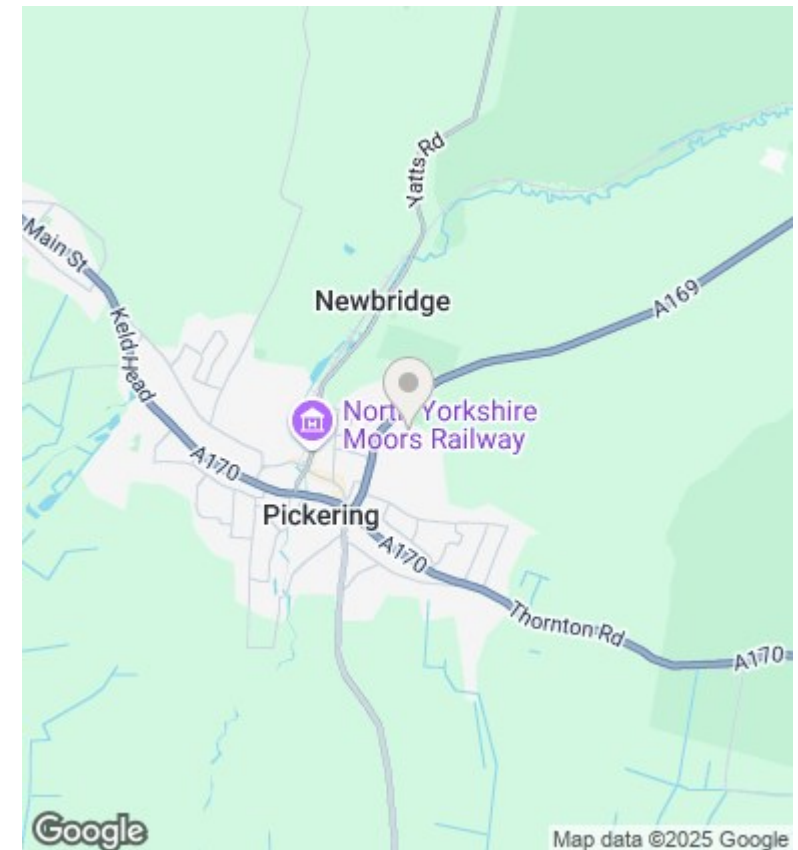






SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Directions

Viewings

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

Council Tax Band

E

| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (81-91) B | 84 | |
| (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 |