

Mark Stephenson's

ESTATE & LETTING AGENTS

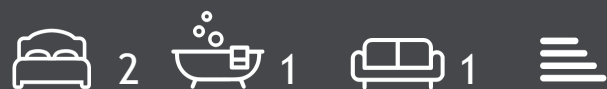


41 Shepherds Hill, Pickering, YO18 7JQ

£179,950

41 Shepherds Hill, Pickering YO18 7JQ

A relatively modern middle town house with off road parking and nicely established west facing rear garden. The perfect first home 41 Shepherds Hill briefly includes a hallway with WC, front facing lounge, dining kitchen with French doors onto the gardens, two bedrooms and first floor bathroom. Gas central heating is via a combi boiler in the kitchen whilst windows are uPVC double glazed type.



Council Tax Band: B



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.

Services

All mains are connected.

We are informed there is a yearly Estate/Management charge, currently £183. This covers maintenance of common areas upon the whole development.

Hallway

Front entrance door, radiator.

Lounge

Front facing window, under stair cupboard, radiator.

Dining kitchen

With a range of base and wall level fitted units, one of the wall cupboards houses the combi gas fired boiler, plumbed for washer, built in oven and hob, rear facing window, radiator and French doors leading into the established rear garden plot.

Landing

Loft hatch

Bedroom 1

Two front facing windows, over stairs cupboard, radiator.

Bedroom 2

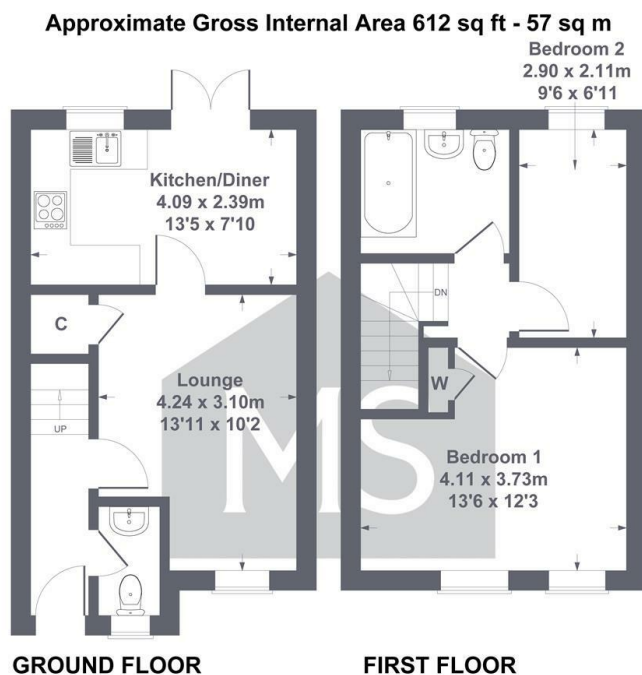
Rear window, radiator.

Bathroom

Three piece white suite, over bath shower, heated towel rail, rear window.

Outside space

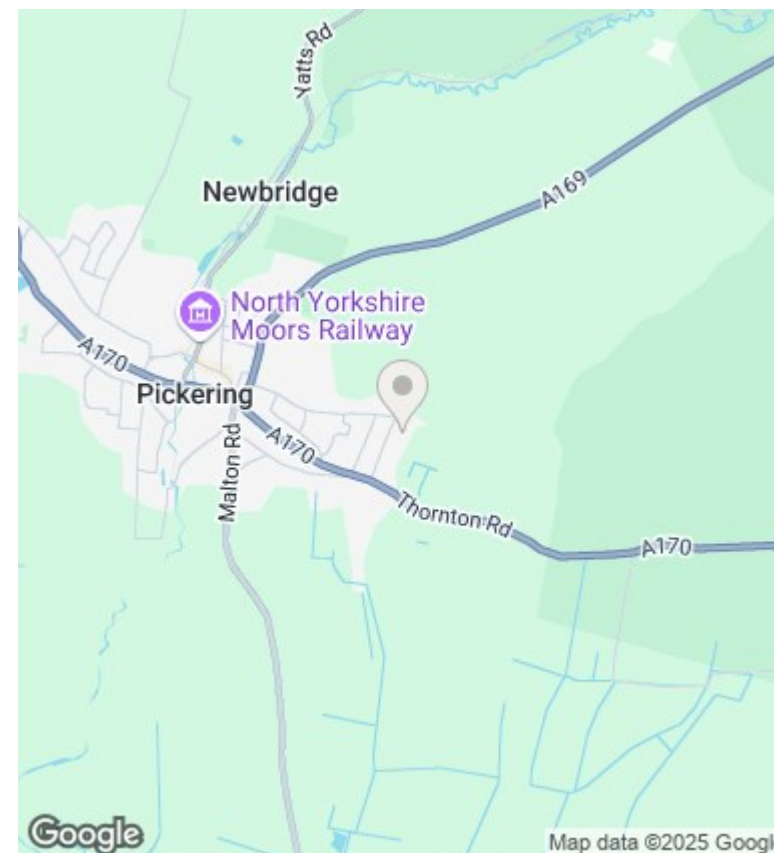
Number 41 is the middle house in a block of three and has a single/allocated parking space immediately at the front. Access to the side of number 39 on foot leads into the rear garden plot which is laid to grass/lawn with flagged patio area and useful timber shed at the bottom end.



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

B

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