

Mark Stephenson's

ESTATE & LETTING AGENTS



22 Meadow Road, Pickering, YO18 8NW

£295,000

- Generous size detached bungalow
- Good sized lounge/dining room
- Established part of the town
- Private & well established rear garden
- Three bedrooms
- Longe drive, single size garage
- Lovely uPVC conservatory
- Gas c/h & uPVC d/glazing
- Extends to 887 sq ft internally

22 Meadow Road, Pickering YO18 8NW

Meadow Road is very much a popular location offering a mix of both bungalows and houses on the western outskirts of town only a short walk from Lady Lumleys on Swainsea Lane. Number 22 has been well cared for over the years, a particular feature is the lovely rear garden plot which enjoys both good privacy and sunny aspects. There are three bedrooms, a generous lounge/dining room, kitchen, shower room and a lovely conservatory onto the rear of bedroom 2. Gas central heating, double glazed, long driveway and single garage.



Council Tax Band: C



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

Mains supply of electricity, water, drainage and gas.

Gas central heating from a wall mounted boiler in the kitchen with separate hot water cylinder also in the kitchen.

Side entrance hallway

Side entrance door, radiator.

Lounge/dining room

Bay front window with radiator beneath, further eye level window on the side (south) elevation, electric living flame effect fire and surround, further radiator.

Kitchen

With a range of base and wall level units, built in oven and hob, fridge and dishwasher. Wall mounted gas central heating boiler, cupboard with hot water cylinder, front facing window, radiator.

Bedroom 1

Full length range of built in wardrobes, rear facing window, radiator.

Bedroom 2

Rear facing window, fitted range of wardrobes, radiator, sliding door and window into the conservatory.

Conservatory

uPVC double glazed window and door into the lovely rear garden plot. Radiator, sunny aspects from the east and south.

Bedroom 3

With sliding door from the hallway, separate door into the inner hall area, side facing window and radiator.

Shower room

With shower cubicle, WC and wash hand basin. Side facing window, heated towel rail.

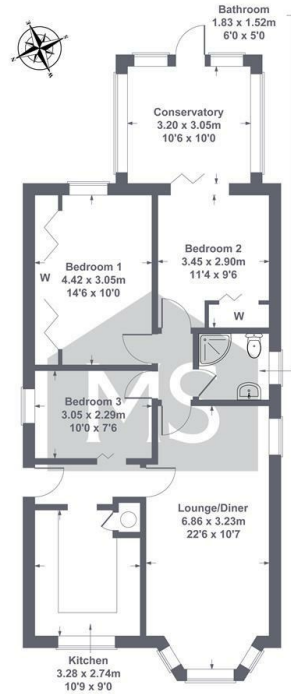
Gardens/outside space.

Established area of garden to the front. A good length tarmac drive with hand gate into the rear garden leads straight upto the garage. The rear garden plot is very well established enjoying good privacy and sunny aspects from both the east and south for most of the day. Small lawned garden area, small greenhouse, wooden shed at the rear of the garage, generous patio area adjacent to the conservatory.

Garage

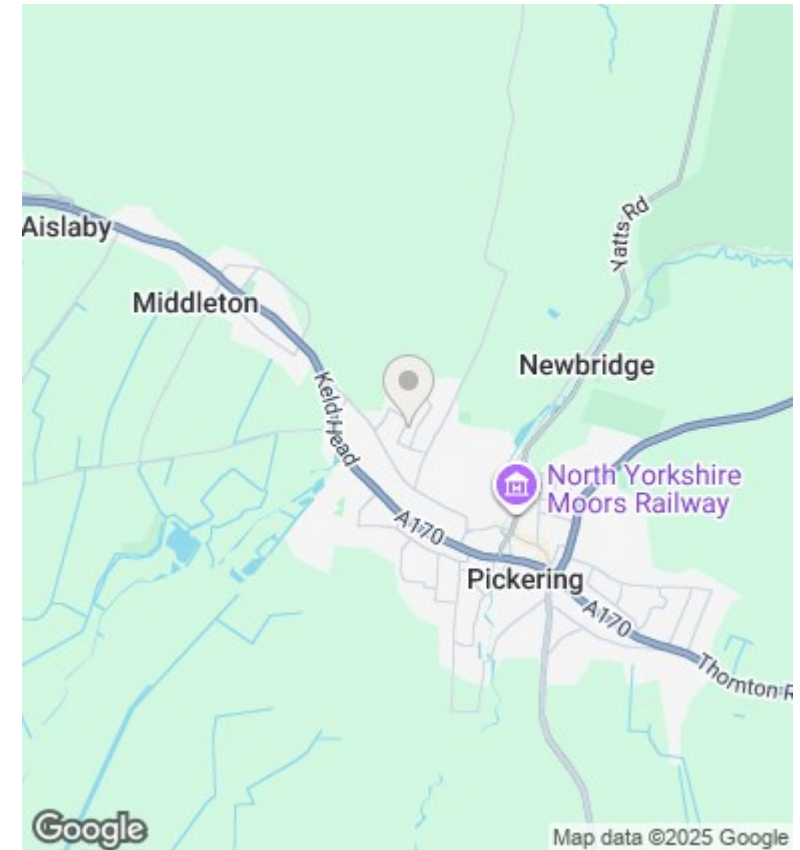
Standard single size, remote roller door, side personal door into the garden, power and light connected.

Approximate Gross Internal Area 887 sq ft - 82 sq m



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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		