

Mark Stephenson's

ESTATE & LETTING AGENTS



3 Derwent Road, Pickering, YO18 7UA

£435,000

- Offered for sale with no onward chain
- Accommodation over three floors
- Off-Street Parking for multiple vehicles
- Four Double Bedrooms
- More than generous plot with private garden
- Detached fully powered single garage
- Spacious Bespoke Kitchen/Diner
- Master Bedroom benefitting from En-suite and dressing room
- Impressive Double-fronted detached property

3 Derwent Road, Pickering YO18 7UA

3 Derwent Road is an impressive double fronted detached property offered with no onward chain and a fantastic opportunity for someone to take on a beautiful family home. Internally, the property comprises; On the ground floor, Entrance hall with cloakroom, Spacious kitchen/diner with bespoke kitchen units and utility room and well proportioned lounge. On the first floor, there is the master bedroom benefitting from both an En-suite shower room and dressing area, Family bathroom and another double bedroom with fitted wardrobes. Finally, on the second floor, there are two further double bedrooms and Shower room. Externally, the rear garden is a private and exceptionally sized providing a perfect blend of garden, patio areas and outbuildings. There is also a detached single garage and driveway which provides parking for multiple vehicles.



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 services are connected.

Entrance Hall

Radiator, Thermostat, Vinyl Tiled Flooring.

Cloakroom

White Two-Piece Suite, Radiator, Partly-tiled walls, Extractor fan, Vinyl tiled flooring.

Kitchen/Diner

Bespoke kitchen with wall and base units with a breakfast bar and benefitting from integrated Dishwasher and Hot Water Tap, Electric hob with extractor fan above and two ovens, There is a Window looking out over the rear garden and French doors which allow access to the garden from the Dining area, the boiler is also housed in a cupboard.

Utility Room

Wall & Base units, Door to rear driveway, Plumbing for white goods, Understairs cupboard, Radiator, Laminate flooring.

Lounge

A more than generous space with Bay Window to the front aspect and a Window to the side aspect both with shutters and radiators beneath.

First Floor Landing

Windows to the Front and Rear aspect, Airing cupboard with shelving and the hot water cylinder, Radiator, Smoke alarm.

Bedroom 1

Window to the Front aspect with Radiator underneath, Fitted wardrobes creating a dressing area.

En-Suite Shower Room

White Two-Piece Suite, Walk-in Shower cubicle, Heated Towel Rail, Glazed Window to the Side aspect, Partly-tiled walls, Laminate flooring, Extractor fan.

Bedroom 2

Window to the Front aspect with Radiator underneath, Fitted wardrobes.

Family Bathroom

White Three-Piece Suite, Heated Towel Rail, Glazed window to the Front aspect, Tiled walls, Laminate flooring, Extractor fan.

Second Floor Landing

Velux Window to the Rear aspect, Storage cupboard with shelving, Radiator, Smoke alarm.

Bedroom 3

Fitted Wardrobes, Window to the Front aspect, Radiator, Loft hatch.

Bedroom 4

Window to the Front aspect, Radiator.

Shower Room

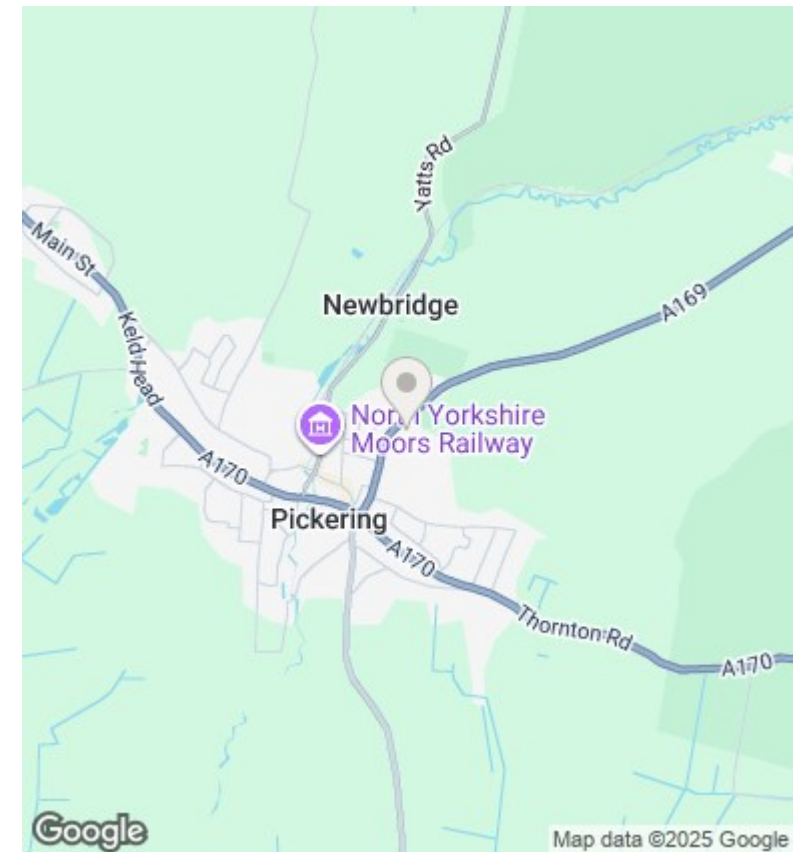
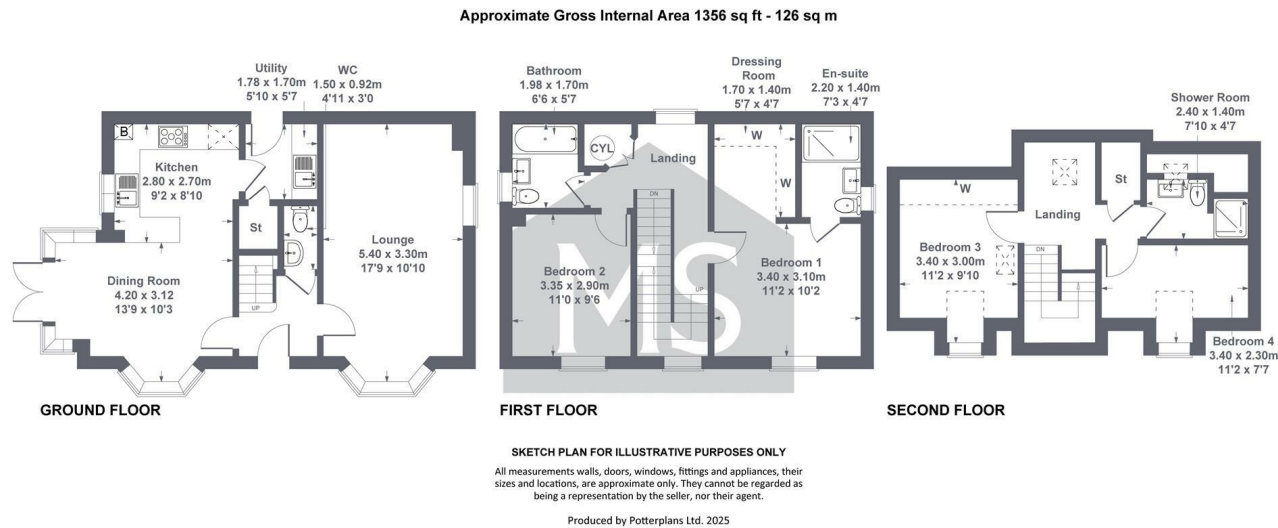
White Two-Piece Suite, Walk-in Shower cubicle, Heated Towel Rail, Velux Window to the Rear aspect, Tiled walls, Laminate Flooring, Extractor fan.

Outside Space

To the front of the property, there is a pathway which leads to the front door. The rear garden is enclosed and is a more than generous plot with a variety of lawn garden and patio area. There is also a variety of buildings including a garden shed, summer house and pergola perfect for relaxing and enjoying the more than spacious private plot. There is access from the garden through a hand gate to the single garage which is fully powered with an up and over door, and access to the driveway which provides parking for multiple vehicles.







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	85	
(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