



## 1 Willow Court, Pickering, YO18 7EY

£195,000

- Offered for sale with no chain
- Designated for those over 55
- Modern kitchen and shower room
- Mature rear gardens facing west
- Generous lounge/dining room
- Electric heating. Parking
- Well managed private development
- Conservatory onto the gardens

# 1 Willow Court, Pickering YO18 7EY

A nicely established semi detached bungalow for over 55's offered for sale with no onward chain in well established communally maintained grounds/gardens facing west to the rear aspect. Entrance hallway, generous living/dining room, conservatory, fitted kitchen, two bedrooms and refitted shower room. Willow Court is a popular and well managed development with parking and offers speedy, level access on foot into the centre of town with it's excellent range of amenities.



Council Tax Band: C



## Location information

Willow Court itself is only a short and level walk into the shops in the town centre yet a comfortable walk to Pickering's surrounding countryside. It includes a mix of 26 properties in a courtyard setting and is part of a managed sheltered housing scheme with a visiting care manager. The development can be occupied by someone over the age of 55 years of age and/or registered disabled.

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.

## General information/eligibility

Willow Court is managed by Accent Property Solutions Ltd and we are advised that there is a current service charge of £600.92 per quarter that covers the following:

Part time warden managed and 24hr care line system

External Window cleaning/ Communal gardening

Insurance (excluding contents)

External maintenance and decoration

Maintenance of roads/landscaped garden areas

The property can be sold at any time in the usual way, but on a re-sale there is a 1% levy payable to the Managing Agent

At least of 50% of the residents of the property must be aged 55 years of age or above or be registered disabled.

## Services

Mains water, electricity and drainage.

Heating is via storage heaters.

Mains gas is not connected to the property or into Willow Court.

## Hallway

Initial lobby area with inner door into the main hall area with storage heater.

## Lounge/dining

Electric fire in a traditional style surround, storage heater, built in airing cupboard, door into the kitchen and patio doors into the conservatory.

## Conservatory

Double glazed on a brick base with door leading out.

## Kitchen

With a modern range of base and wall level units, space for a small dining table, built in oven and hob, rear facing window.

## Bedroom 1

Front facing window, storage heater.

## Bedroom 2

Front facing window, storage heater.

### Shower room

Two piece modern white suite, shower cubicle, side facing window, heated towel rail.

### Outside

Small open plan area to the front side. At the rear we feel the property sits in a particularly favoured position facing west but enjoying sunny aspects from the south also. Access is given into the rear garden plot out of the conservatory, laid to mature lawn and established borders. We understand the lawned area of garden falls under the communal ownership and is therefore maintained by the garden maintenance team.



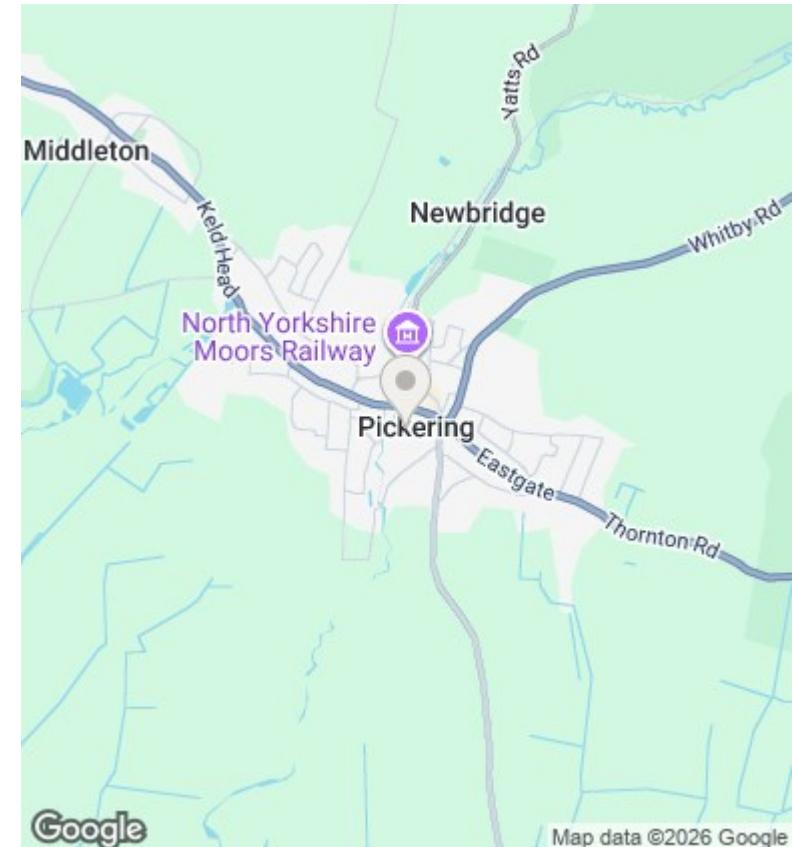


Approximate Gross Internal Area 671 sq ft - 62 sq m



**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



Map data ©2026 Google

## Directions

Approaching Pickering from a southerly direction along the A169 take a left hand turn signposted Recreation Road (immediately after the Petrol service station). Continue along this road for approximately 100 yards where Willow Court can be found on the right hand side. Number 1 is the first property on the left.

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	77
(55-68) D	58
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	