

Mark Stephenson's

ESTATE & LETTING AGENTS



6 Shepherds Hill, Pickering, YO18 7JQ

£355,000

- Well positioned plot
- Lovely landscaped gardens
- Constructed in 2012
- Large dining size kitchen
- Detached Double Garage
- Excellent family size home
- Two separate reception rooms
- Parking for multiple cars
- Four bedrooms & en-suite

6 Shepherds Hill, Pickering YO18 7JQ

6 Shepherds Hill is an immaculately presented four bed detached property sat in a more than generous plot with private gardens to the rear and open space to the front. Briefly the property comprises; Hallway with a reception room immediately to the left and lounge to the right. There are folding doors from the lounge to the Kitchen diner which creates a beautiful flow leading to the utility room with downstairs WC and plumbing for white goods. The rear garden can be accessed through both the utility room and from French doors in the Kitchen diner. Upstairs, there are four good sized bedrooms, the fourth has been converted into a dressing room which is immediately connected to bedroom two. The master bedroom has an En-suite shower room and there is a good sized family bathroom.

Outside there has been considerable work done to optimise the fantastic plot our property is sat in. The rear garden has had significant work done to create the best drainage possible for the garden which is surrounded by flagged patios. There is access to the left of the property through a gate and a considerable storage shed to the right side of the house. At the front of the house, again a large amount of work has been done to create the best use of the space. The gravelled area to the front of the house allows for further parking adding to the two spaces in front of the double garage. The garage, which was the former sales office is at the moment split into two rooms which could easily be put back to a single space. The garage also boasts a utility area with cupboards, a sink and a toilet.



Council Tax Band: D



Services

All Mains services are connected.

Hallway

Front Door, Radiator, Stairs to first floor.

Snug/Reception Room

Front Window with Radiator underneath.

Lounge

Contemporary Electric fireplace and surround, Front Window with Radiator underneath, Folding Doors into;

Dining Kithcen

Fantastic open plan room well tiled with Base and Wall units. integrated electric oven and gas hob, Extractor hood, Fridge/Freezer, Dishwasher, Rear window, Rear French Doors, Radiator.

Utility Room

Built-in Washing Machine, Tumble Dryer, Sink, Cupboard with combi boiler, Door to rear garden.

Downstairs WC

2 Piece Suite, Radiator.

Landing

Built-in Airing Cupboard, Hatch to loft.

Bedroom 1

Rear Radiator, Built-in mirror fronted wardrobes.

En-Suite

2 Piece Suite with Shower cubicle, Fully tiled, Heated Towel Rail, Rear Window.

Family Bathroom

Fully tiled throughout, 3 Piece White Suite, Shower over the bath with screen, Rear window, Heated Towel Rail.

Bedroom 2

Front Window, Radiator, Built-in wardrobes.

Bedroom 3

Front Window, Radiator, Built-in wardrobes.

Bedroom 4

Front Window, Radiator, Built-in wardrobes.

(Currently in use as a dressing room linked to bedroom 2 but easily can be reinstated to a sole bedroom).

Double Garage

Detached double garage block which was the former sales office. split centrally by a stud partition which could easily be removed. both spaces allowing excellent storage/work space. At the rear there is a utility area with a sink and cupboards and a separate W/C with basin.

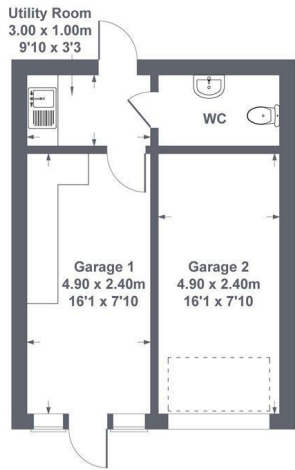
Front

From Shepherds Hill a tarmac drive passes by three properties leading to the front of the garage. Once we arrive at our property there is an excellent gravel frontage between the house and the garage which allows for excellent additional parking spaces.

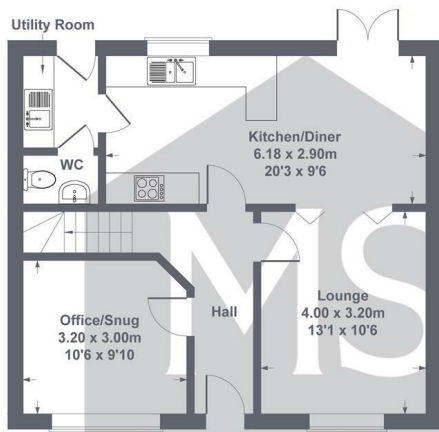
Rear Garden

Lovely plot enjoying a Southeast aspect with lawned area in the middle surrounded be flagged patios and paths. Gate and path from the left hand side of the propepty. Store shed at the Right hand side.

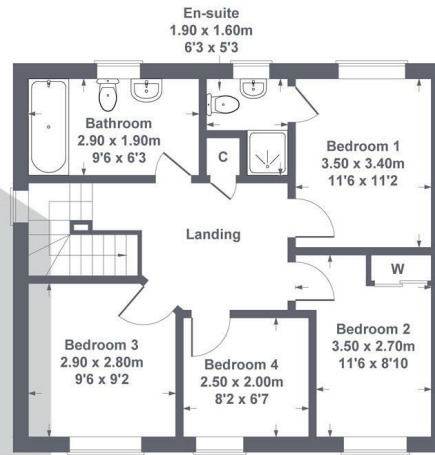
Approximate Gross Internal Area 1238 sq ft - 115 sq m
 Garage - 269 sq ft - 25 sq m
 Total - 1507 sq ft - 140 sq m



GARAGE



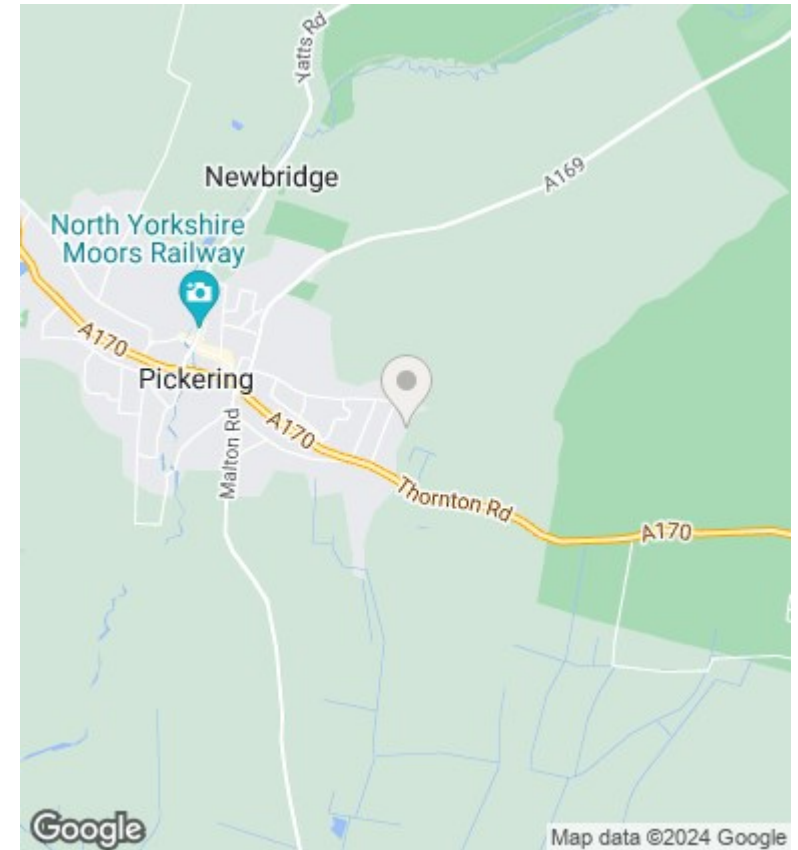
GROUND FLOOR



FIRST FLOOR

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. 2024



Directions

Viewings

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

Council Tax Band

D

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