



South View | Wilton YO18 7LE

BoultonCooper







## South View Wilton

A traditional stone built double fronted detached family house occupying a pleasant position along this quiet village road in Wilton.

The property has been updated by the present owners and offers well presented accommodation on two floors.

The spacious accommodation comprises sitting room, living room, fitted kitchen with dining area, and cloakroom on the ground floor, with five bedrooms (one having en suite shower room) and family bathroom on the first floor. (There are two staircases as the property was formerly two buildings).

Externally South View stands on a good sized south facing site with well cared for gardens, driveway parking, GARAGE and summerhouse.

Wilton lies to the East of the market town of Pickering and is approximately 2 miles distance with the neighbouring village of Thornton le Dale offering a good range of local amenities and recreational facilities also.

### Offers Over £475,000

### Accommodation Comprises

#### Entrance Door

Leads to:

#### Reception Hallway

With stairs to first floor landing, laminate flooring.

#### Living Room

5.26m x 3.30m (17'3" x 10'10")

With multi burning stove, laminate flooring, central heating radiator, double glazed windows to the front and rear elevations.

#### Sitting Room

5.16m x 4.67m (16'11" x 15'4")

With double glazed french doors opening onto the rear garden, laminate flooring, two central heating radiators, double glazed window to the front elevation and second staircase leading to first floor landing.

#### Dining Kitchen

6.12m x 4.70m (20'1" x 15'5")

Housing a range of quality units comprising double bowl drainer sink unit, Corian work surfacing and corian window sill. Numerous wall and base units incorporating drawer compartments, display cabinets, built in oven with five ring hob and extractor fan over, tiled flooring, breakfast bar, understairs storage cupboard/pantry, two central heating radiators, double glazed windows to the front and rear elevations, door to utility/rear porch.

#### Rear Porch/Utility

Tiled flooring, central heating radiator, plumbing for automatic washing machine, door to outside and double glazed window.

#### Cloakroom

Comprising low flush w.c., wash hand basin with cupboards below, double glazed window and tiled flooring.

#### Stairs Off Hallway

Lead to first floor landing

#### First Floor

With double glazed window, built in cupboard, access to roof space.

#### Bedroom 1

3.02m x 3.63m (9'11" x 11'11")

With double glazed window to the front elevation with field views, central heating radiator.

#### Bedroom 2

2.92m x 3.45m (9'7" x 11'4")

With double glazed window to the front elevation with far reaching panoramic views of the Yorkshire Wolds, walk in cupboard, central heating radiator.

#### Bedroom 5

3.05m x 2.49m (10' x 8'2")

With double glazed window to the side elevation, central heating radiator.



### Bathroom

With panelled bath, shower cubicle with shower unit being tiled, wash hand basin with cupboard below, low flush w.c., partial wall tiling, tiled flooring, spot lighting, double glazed window.

### Stairs Off Sitting Room

Lead to additional first floor landing with double glazed velux window, laminate flooring, central heating radiator.

### First Floor

#### Bedroom 3

5.16m x 3.66m (16'11" x 12')

Double glazed window to the front elevation with far reaching panoramic views of the Yorkshire Wolds, double glazed window with views over rear garden, central heating radiator.

#### En Suite

Comprising Shower cubicle with shower unit, wash hand basin, low flush w.c., partial wall tiling, double glazed velux window, tiled flooring, chrome heated towel rail.

#### Bedroom 4

5.69m x 2.92m (18'8" x 9'7")

With double glazed window to the front elevation having views, double glazed window to the rear overlooking the gardens and double glazed velux window. Laminate flooring, central heating radiator.

### Outside

The front garden is mainly laid to lawn with pathway and flower/shrubbery borders together with various other trees and shrubs. Gated block paved driveway leads to GARAGE with double opening doors, light and power, The garden to the rear is of good size with laid lawn with a variety of flowers and shrubs to the borders, Summer house with various other trees and mature plants.

### Garage/Boiler Room

6.38m x 2.95m (20'11" x 9'8")

With boiler and hot water cylinders, single drainer sink unit.

### Services

Calor gas central heating with a Bio-mass boiler. Electricity, water and drainage.







**VIEWING**


By appointment with the Agents Pickering Office.  
Tel: 01751 472724.

**COUNCIL TAX BAND**

Band E.

**ENERGY PERFORMANCE RATING**

Band E.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>42</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



# South View | Wilton

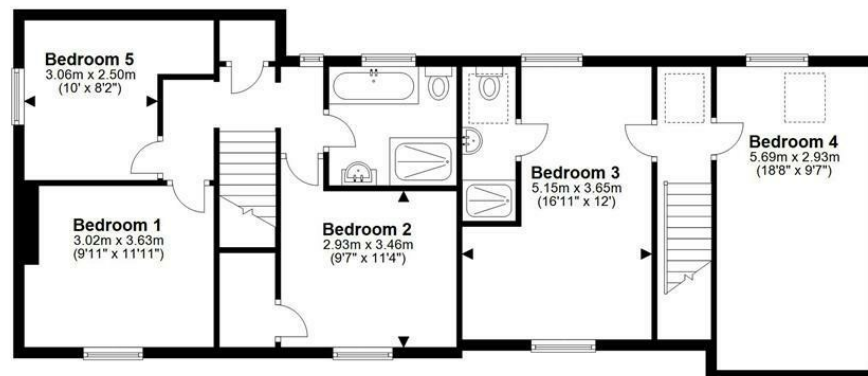
## Ground Floor

Approx. 95.1 sq. metres (1023.4 sq. feet)



## First Floor

Approx. 88.4 sq. metres (951.3 sq. feet)



Total area: approx. 183.5 sq. metres (1974.7 sq. feet)

South View, Wilton

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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