



Pandora | YO18 7LE

BoultonCooper





## Pandora

An attractive three bedroom detached bungalow enjoying a pleasant position with outstanding far reaching views over the surrounding countryside together with beautiful gardens and garage.

Pandora is immaculately presented throughout and has been upgraded to an extremely high specification offering accommodation on two floors including reception hallway, bespoke fitted breakfast kitchen, spacious sitting room and dining area, ground floor bedroom and luxury fitted bathroom, on the first floor two further double bedrooms and shower room.

Wilton is a peaceful village lying approximately four miles East of the market town of Pickering where a good range of local amenities can be found with the village of Thornton le Dale also close by.

Viewing is highly recommended.

**Guide Price £450,000**

### Accommodation Comprises

#### Entrance Door

Leads to hallway.

#### Entrance Hallway

With stairs to first floor landing, two understairs storage cupboards, central heating radiator, doors to reception rooms and garage.

#### Kitchen

Housing a range of good quality units comprising 1 1/2 bowl drainer sink unit set within rolled edge work surfaces, numerous wall and base unit incorporating drawer compartments and deep pan drawers, splash backs, four ring hob with canopy over and splash back, built in oven, fridge freezer, built in dishwasher, double glazed window to the rear elevation, spot lighting and door to outside.

#### Sitting/Dining Area

Having superb views to the front elevation, double glazed windows to the front and side elevations, feature fireplace having marble effect surround and hearth, multi fuel stove, two central heating radiators, coving to ceiling.

#### Study/Bedroom

With built in wardrobes, double glazed window to the front elevation, central heating radiator.

#### Bathroom

Comprising shower cubicle with shower unit, panelled bath, partial wall tiling, wash hand basin with cupboard below and work surface, low flush w.c., extractor fan, chrome heated towel rail, double glazed window.



## First Floor

### Landing

### Bedroom One

Having superb views with double glazed window to the side elevation, built in cupboard, fitted wardrobes, central heating radiator.

### Bedroom Two

With two under eaves storage area, central heating radiator, double glazed window to the side elevation.

### Shower Room

With shower unit, wash hand basin with cupboards below, low flush w.c., double glazed velux window, chrome heated towel rail.

### Garage

Having base units, light and power, rolled edge work surfaces, door to Utility room.

### Utility Room

With plumbing for automatic washing machine, single drainer sink unit set within rolled edge work surfaces, double glazed window, door to outside.

### Outside

There are stunning gardens, to the front there is a block paved driveway, laid lawn with established trees and shrubs with flower borders. Garden area to the side of the property with flower beds, raised beds and rockery with gate leading to the rear garden. The garden to the rear has a lovely patio with summer house with lawn area, flower/shrubbery borders together with various other trees and shrubs, outside tap. Additional garden to the side of good size and private with laid lawn and with mature planting and magnolia tree. The gardens are a particular feature of the bungalow.

### Services

Mains electricity, water and drainage.  
Oil fired central heating.





**VIEWING**

By telephone appointment with the Agents.

Tel: 01751 472724,

**COUNCIL TAX BAND**

Band D

**ENERGY PERFORMANCE RATING**

E

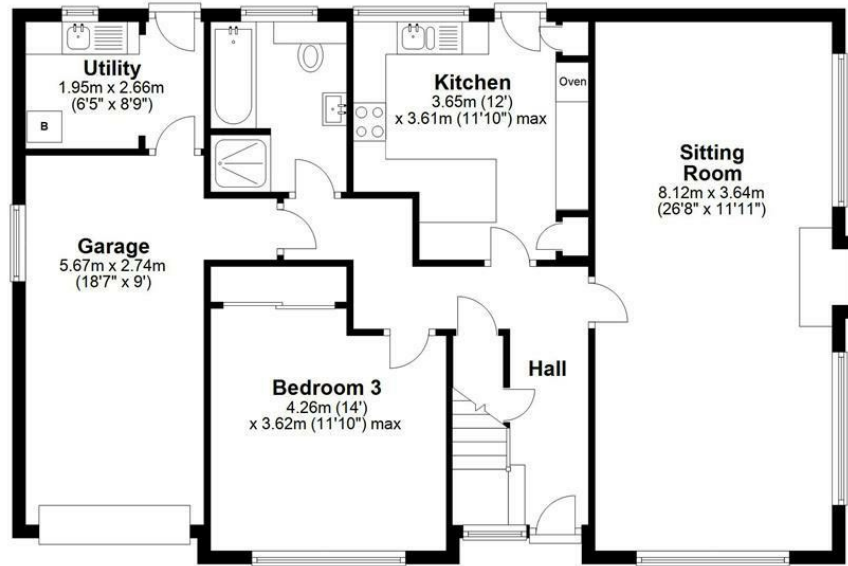
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>64</b>
(39-54) <b>E</b>	<b>43</b>		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



# Pandora I

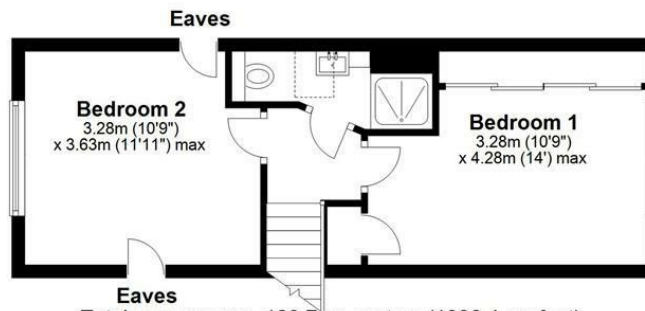
## Ground Floor

Approx. 98.5 sq. metres (1059.9 sq. feet)



## First Floor

Approx. 31.3 sq. metres (336.5 sq. feet)



Total area: approx. 129.7 sq. metres (1396.4 sq. feet)

## Pandora, 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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