



47 Woodlands Park | Pickering, YO18 7AH.

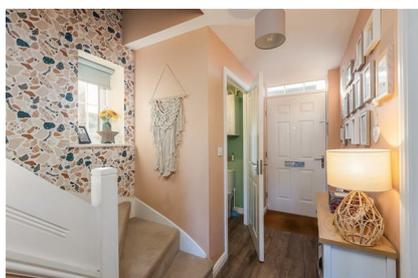
Situated within this new development and built by David Wilson Homes number forty seven offers spacious accommodation with open views to the rear. This detached property offers well presented accommodation and comprises: Entrance hallway, cloakroom, kitchen, sitting room. Master bedroom to the first floor with built in wardrobes and ensuite shower room, two further bedrooms and family bathroom. Shrubbery area to the frontage with driveway to the side leading to garage,

enclosed garden to the rear with lawn and patio area together with open views. Pickering is thriving market town situated on the edge of the North York Moors and offers a wide variety of shopping and leisure facilities together with junior and a senior schools nearby. Internal Viewing is highly recommended.



Guide Price £337,500

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Accommodation Comprises

Entrance Hallway

With stairs to first floor landing.

Cloakroom

With pedestal wash hand basin, laminate flooring, low flush w.c., central heating radiator, double glazed window.

Kitchen

8'3" x 12'2" (2.51m x 3.71m)

Comprising 1 1/2 bowl stainless steel single drainer sink unit with mixer tap over, extensive range of quality wall and base units incorporating drawer compartments with tiled splash backs, worksurfacing, four ring gas hob with extractor fan over, lighting, built in oven, breakfast bar, plumbing for automatic washing machine, space for dryer and up right fridge freezer, built in wine rack and double glazed window to the front elevation with central heating radiator below.

Sitting Room

15'6" x 13'8" (4.72m x 4.17m)

With dining area, understairs storage cupboard, laminate flooring, double glazed french doors opening onto the rear garden, double glazed window to the rear elevation, partial wood panelling to walls, central heating radiator.

First Floor:

Galleried landing

With central heating radiator, access to roof space, built in cupboard.

Master Bedroom (1)

8'11" x 17'0" (2.72m x 5.18m)

With wardrobes, double glazed window to the front and rear elevation with open views, partial wood panelling to walls,



Ensuite

Comprising double shower cubicle with shower unit, pedestal wash hand basin, low flush w.c., heated towel rail, double glazed window, partial wall tiling.

Bedroom Two

15'7" x 9'0" (4.75m x 2.74m)

With two double glazed windows to the front elevation and central heating radiator.

Bedroom Three

10'5" x 10'1" (3.18m x 3.07m)

With double glazed window to the rear elevation with open views, central heating radiator.

Bathroom

Comprising panelled bath, shower unit with shower screen, pedestal wash hand basin, low flush w.c., partial wall tiling, double glazed window, heated towel rail and extractor fan.

Outside

Small front garden with driveway to the side leading to INTEGRAL GARAGE 9' x 17'2" with up and over door, light and power. Enclosed rear garden with patio area, artificial grass, decked area with raised beds and pergola, garden shed and fencing to the boundaries.

Services

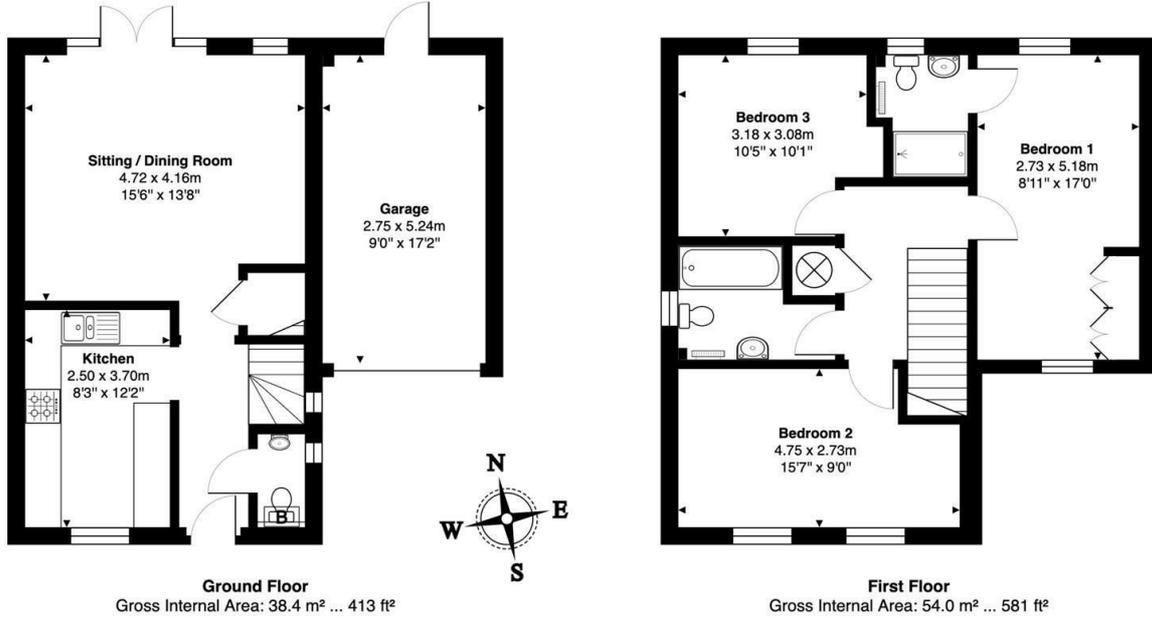
Mains electricity, gas, water and drainage are connected.

Solar panels for hot water only.



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Gross Internal Area: 92.4 m² ... 995 ft² (excluding garage)

All measurements are approximated for display purposes only and should be independently verified
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VIEWING

Strictly by appointment with the agents.

COUNCIL TAX BAND

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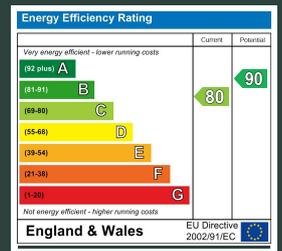
ENERGY PERFORMANCE RATING

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