



## 91 Woodlands Park | Pickering, YO18 7AH

Situated in this popular development on the northern edge of the market town of Pickering, this semi detached property offers good sized accommodation together with a rear garden and dedicated parking space. The rooms are well appointed and comprise; entrance hallway, cloakroom with w.c., fitted kitchen and sitting room with French doors opening

onto the garden. There are two double bedrooms to the first floor together with the house bathroom.

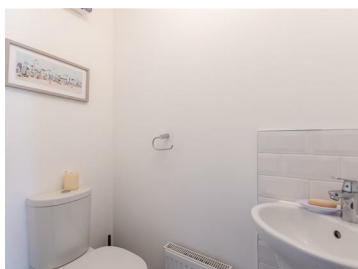
Pickering is a popular market town on the edge of the North York Moors National Park and offers a good range of local amenities and recreational activities together with well regarded schools.



**Guide Price £220,000**



# 91 Woodlands Park | Pickering



## Accommodation Comprises

### Entrance door

Leading to:

### Reception Hallway

With central heating radiator, feature stairway to first floor landing and laminate flooring.

### Cloakroom

With tiled floor, pedestal wash hand basin, low flush w.c., tiled splashbacks, central heating radiator and extractor fan.

### Kitchen

9'10" x 6'7" (3.00m x 2.01m)

Comprising single drainer sink unit set within rolled edge work surfaces with mixer tap over.

Further wall and base units incorporating drawer compartments, integrated oven, four ring gas hob and extractor canopy over. Built in fridge freezer, concealed wall mounted, gas fired central heating boiler, plumbing for automatic washing machine and dishwasher, tiled flooring, central heating radiator, double glazed window to the front elevation.

### Sitting Room

14'2" x 13'7" (4.32m x 4.14m)

With double glazed French doors opening onto the rear garden, understairs storage cupboard, central heating radiators and laminate flooring.



### First Floor Landing

With access to roof space.

### Bedroom One

9'4" x 13'7" (2.84m x 4.14m)

Two double glazed windows to the rear elevation, fitted wardrobes, central heating radiator.

### Bedroom Two

7'11" x 13'8" (2.41m x 4.17m)

Two double glazed windows to the front elevation, built in cupboard and central heating radiator.

### Bathroom

Comprising panelled bath with shower unit over, pedestal wash hand basin, low flush w.c., tiled flooring, central heating radiator and extractor fan.

### Outside

Parking to the front with side access and gate leading into the rear garden with patio area and laid lawn. There is fencing to the boundaries and garden shed.

### Services

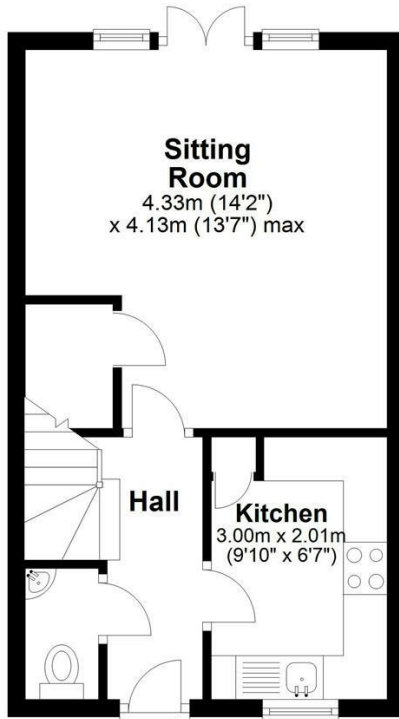
Mains electricity, gas, water and drainage are connected.



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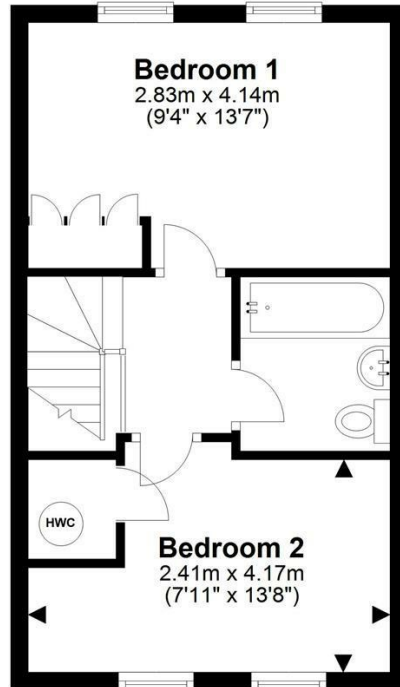
## Ground Floor

Approx. 30.7 sq. metres (330.5 sq. feet)



## First Floor

Approx. 30.7 sq. metres (330.8 sq. feet)



Total area: approx. 61.4 sq. metres (661.3 sq. feet)

**91 Woodlands Park, Pickering**

### VIEWING

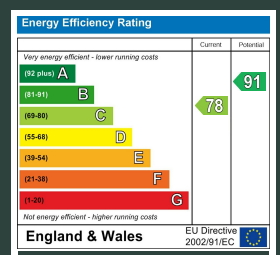
Strictly by appointment with the agents

### COUNCIL TAX BAND

B

### ENERGY PERFORMANCE RATING

C



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**BC**  
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