



85 Derwent Road | Pickering, YO18 7UA

BoultonCooper

BC  
Est. 1801





## 85 Derwent Road Pickering

Located to the north east edge of Pickering this popular new development offers a range of well designed homes. Derwent road is a detached double fronted home offering spacious accommodation with quality fittings and well presented throughout.

This stylish home offers a modern open plan kitchen/dining/living room, utility and cloakroom together with a separate sitting room and study to the ground floor. To the first floor there is a master bedroom with ensuite shower room then three further double bedrooms and bathroom. To the outside there is single detached garage with ample parking to the driveway, south facing rear garden with patio and pebbled areas. Internal viewing highly recommended.

**Guide Price £435,000**

### Accommodation Comprises

#### Entrance Door

Leads to reception hallway.

#### Reception Hallway

With laminate flooring, built in cupboard, stairs to first floor landing, central heating radiator.

#### Cloakroom

Comprising pedestal wash hand basin, low flush w.c., extractor fan, central heating radiator.

#### Attractive Sitting Room

**3.66m x 4.60m (12' x 15'1")**

With double glazed bay window to the front elevation and two central heating radiators.

#### Study

**2.77m x 2.26m (9'1" x 7'5")**

Double glazed window to the front elevation, laminate flooring and central heating radiator.

### Open Plan Dining Kitchen Living Area

**8.64m x 3.84m (28'4" x 12'7")**

Kitchen: Housing a range of good quality units with granite work surfaces and splash backs comprising single drainer sink unit set within granite work surfaces with mixer tap over, extensive range of wall and base units incorporating drawer compartments with granite splash backs, built in oven, induction hob with splash back and extractor canopy over, built in fridge freezer and dishwasher. Breakfast bar, double glazed window to the rear elevation, laminate flooring and door to utility room.

Dining/Living area: With double glazed french windows and doors leading to the rear garden, three central heating radiators, laminate flooring and double glazed window to the rear elevation.

### Utility Room

Housing a range of wall and base units, work surfacing, plumbing for automatic washing machine, concealed wall mounted boiler, central heating radiator, door to outside.

### First Floor

#### Galleried Landing

With access to roof space and central heating radiator.



## Master Bedroom

3.58m x 3.89m (11'9" x 12'9")

With a range of good quality fitted wardrobes, double glazed windows to the front and side elevations, central heating radiator.

## En Suite Shower Room

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

## Bedroom Two

3.71m x 3.89m (12'2" x 12'9")

With a range of good quality fitted wardrobes, central heating radiator and double glazed window to the front elevation.

## Bedroom Three

3.25m x 3.33m (10'8" x 10'11")

With a range of good quality fitted wardrobes, double glazed window to the rear elevation, central heating radiator.

## Bedroom Four

3.10m x 3.35m (10'2" x 11')

Housing a range of good quality fitted wardrobes, double glazed window to the rear elevation and central heating radiator.

## Bathroom

Comprising panelled bath, pedestal wash hand basin, low flush w.c., partial wall tiling, central heating radiator and double glazed window.

## Outside

Paved frontage with low hedging, triple car drive to the side. South facing and landscaped rear garden with paved and gravel areas, shrubs and perennials.

Single GARAGE 9'0 x 17'5" with up and over door, light and power.

## Services

Mains electricity, gas, water and drainage are connected.







## VIEWING


Strictly By Appointment with the agents.

## COUNCIL TAX BAND

E

## ENERGY PERFORMANCE RATING

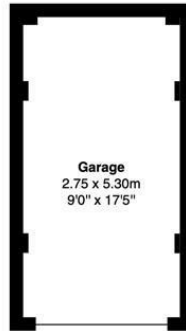
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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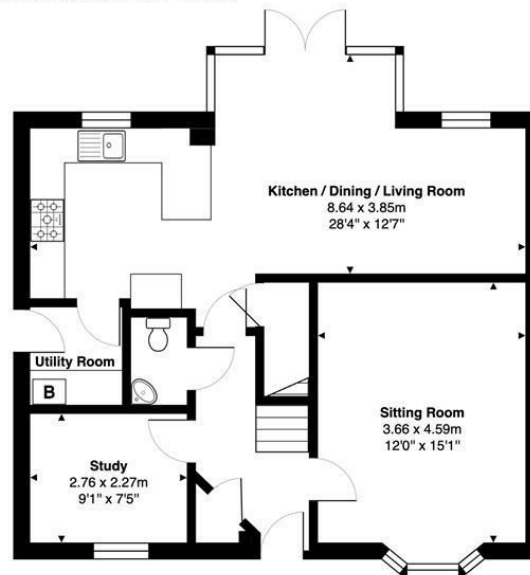


Gross Internal Area: 14.6 m<sup>2</sup> ... 158 ft<sup>2</sup>

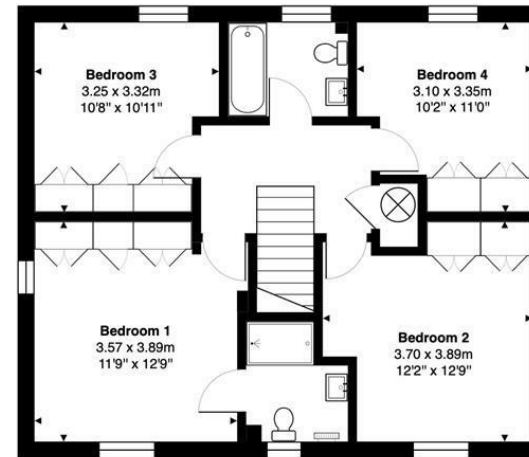


Gross Internal Area: 133.6 m<sup>2</sup> ... 1438 ft<sup>2</sup> (excluding garage)

All measurements are approximated for display purposes only and should be independently verified  
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**Ground Floor**  
Gross Internal Area: 68.6 m<sup>2</sup> ... 738 ft<sup>2</sup>



**First Floor**  
Gross Internal Area: 64.9 m<sup>2</sup> ... 699 ft<sup>2</sup>

#### 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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