



## 3 Manor Close | Allerston, Pickering, YO18 7PS

Situated in the village of Allerston in a small courtyard development this mid terrace cottage offers three bedroom accommodation and comprises; Entrance hallway, sitting room, kitchen/diner and to the first floor three bedrooms and bathroom.

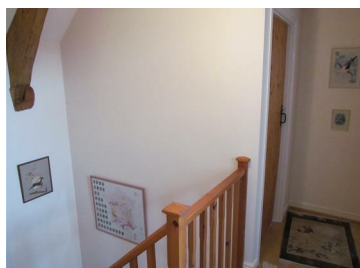
Allerston is a pretty village situated approximately four miles East of Pickering where a good range of local amenities can be found.

No Onward chain.



**Guide Price £250,000**

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### Accommodation Comprises

#### Entrance Door

Leads to reception hallway.

#### Reception Hallway

With understairs storage cupboard, stairs to first floor landing.

Wood lath doors throughout.

#### Sitting Room

With wooden flooring, feature fireplace having wooden surround and marble effect back and hearth, open dog grate, wall mounted electric heaters, window to the front elevation.

### Dining Kitchen

Comprising 1 1/2 bowl drainer sink unit set within rolled edge work surfaces with mixer tap over, wall and base units incorporating drawer compartments with tiled splash backs, space for oven, extractor canopy over, built in airing cupboard housing hot water cylinder, tiled flooring, wallmounted heaters, french doors to the front elevation, plumbing for automatic washing machine, space for under counter fridge.

### First Floor



### Landing

With half landing, wooden flooring, exposed timbers to ceiling, access to roof space.

### Bedroom One

With skylight window and window to the front elevation, wall mounted heater.

### Bedroom Two

With window to the front elevation and wall mounted heater.

### Bedroom Three

With skylight window and wall mounted heater.

### Bathroom

Comprising panelled bath

with shower unit over, pedestal wash hand basin and low flush w.c., partial wall tiling with skylight window and exposed timbers to ceiling.

### Outside

Parking to the front within the communal courtyard with flower border.

Garage.

Shared access between the four properties in Manor Close.

### Services

Mains electricity, water and drainage are connected.

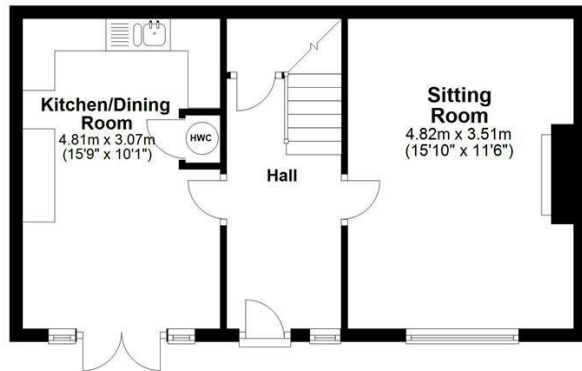
Electric storage heaters



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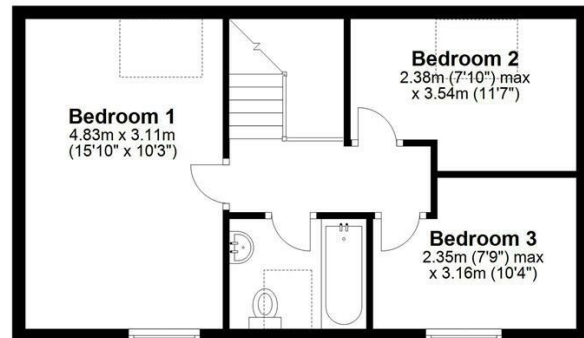
## Ground Floor

Approx. 41.3 sq. metres (444.1 sq. feet)



## First Floor

Approx. 41.3 sq. metres (444.1 sq. feet)



Total area: approx. 82.5 sq. metres (888.2 sq. feet)

**3 Manor Close, Allerston**

### VIEWING

Strictly By Appointment with the agents.

### COUNCIL TAX BAND

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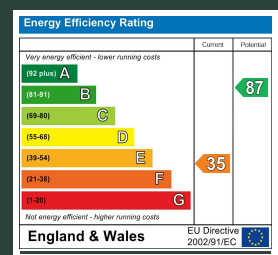
### ENERGY PERFORMANCE RATING

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**BC**  
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