



## 20 Dove Road | Pickering, YO18 7UD

Situated on a popular residential development to the north of Pickering town centre this detached property offers well appointed and beautifully presented accommodation together with good sized rear garden, driveway and garage.

The accommodation comprises; spacious Sitting room, large kitchen with dining area and french doors opening onto the garden providing a lovely bright aspect, utility room and cloakroom. To the first floor there is a master bedroom with ensuite shower room and walk in wardrobe, two further double bedrooms and large family bathroom with bath and large separate shower cubicle.

Pickering is a popular market town situated on the edge of the North York Moors National park and offers a wide range of schooling, leisure and shopping facilities and is approximately a thirty minute drive to the coast. Viewing highly recommended.



**Guide Price £310,000**





## Accommodation Comprises

### Entrance Door

Leads to:

### Entrance Hallway

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

### Sitting Room

10'5" x 15'5" (3.18m x 4.70m)

Comprising laminate flooring, double glazed window to the front and side elevations, central heating radiator.

### Fitted Dining Kitchen

17'5" x 11'7" (5.31m x 3.53m)

Comprising single drainer sink unit with mixer tap over and set within rolled edge work surfaces, extensive range of wall and base units incorporating drawer compartments, built in oven, five ring gas hob with extractor canopy over and splash back, built in dishwasher and fridge freezer. Double glazed window to the rear elevation, central heating radiator, laminate flooring, double glazed french

doors opening onto the south facing rear garden, spot lighting.

### Utility Room

With plumbing for automatic washing machine, rolled edge work surfaces, wall and base units, door to outside, central heating radiator.

### Cloakroom

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

### First Floor

#### Landing

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

### Master Bedroom

13'7" x 17'6" (4.14m x 5.33m)

With dressing area, hanging space and shelving, two central heating radiators, double glazed window to the front elevation.



### En Suite Shower Room

Comprising double shower cubicle with shower unit being fully tiled, pedestal wash hand basin, low flush w.c., partial wall tiling and tiled window sill. Shaver point, laminate flooring, double glazed window and spot lighting.

### Bedroom Two

12'2" x 9'9" (3.71m x 2.97m)

Part wood panelling to walls, central heating radiator, double glazed window to the rear elevation overlooking the garden and having distant views.

### Bedroom Three

9'0" x 12'7" (2.74m x 3.84m)

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

### Bathroom

Comprising panelled bath, double shower cubicle with shower unit being

fully tiled, pedestal wash hand basin, low flush w.c., partial wall tiling, tiled window sill, ladder style heated towel rail, spot lighting to ceiling.

### Outside

Garden to the front is laid to lawn, block paved double width driveway leads to GARAGE with up and over door, light and power. Gated side access leads to the attractive south facing rear garden with patio area, laid lawn, flower and shrubbery borders and fencing to the boundaries.

### Services

Mains gas, electricity, water and drainage are connected.

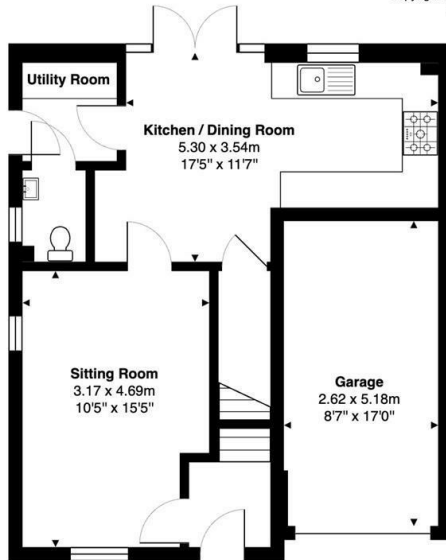


# 20 Dove Road | Pickering

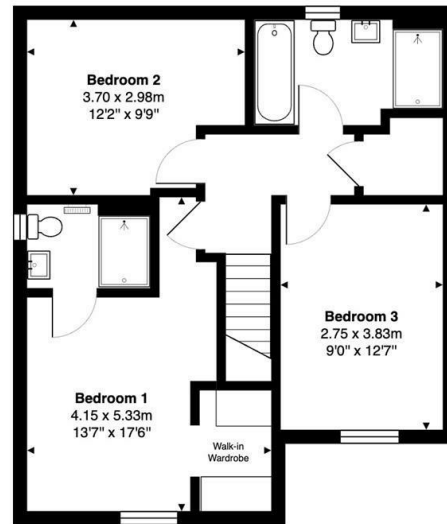
## 20 Dove Road, Pickering, YO18 7UD

Gross Internal Area: 96.9 m<sup>2</sup> ... 1043 ft<sup>2</sup> (excluding garage)

All measurements are approximated for display purposes only and should be independently verified  
Copyright © 2025 Matt Hillier Photographer  
www.matthillier.co.uk



**Ground Floor**  
Gross Internal Area: 42.1 m<sup>2</sup> ... 453 ft<sup>2</sup>



**First Floor**  
Gross Internal Area: 54.8 m<sup>2</sup> ... 590 ft<sup>2</sup>

### VIEWING

Strictly by appointment with the agents

### COUNCIL TAX BAND

D

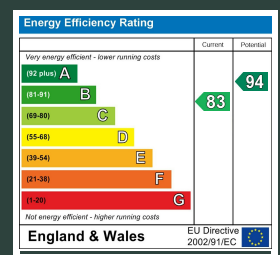
### ENERGY PERFORMANCE RATING

B

St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk



[boultoncooper.co.uk](http://boultoncooper.co.uk)



#### 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.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

**BC**  
Est. 1801