



21 Rye Close | Pickering, YO18 7UE

Situated on this established development to the north of Pickering this property offers spacious accommodation over two floors with good sized rear garden and allocated parking.

The accommodation comprises:

Entrance Lobby, Sitting room, kitchen diner, inner lobby and cloakroom.

To the first floor the main bedroom has the benefit of an ensuite shower room, two further bedrooms and family bathroom. Patio door from the spacious kitchen diner lead into the garden to the rear which is laid to lawn with pathway and fencing to the boundaries.

Pickering is a traditional market town set on the edge of the North York Moors National Park and offers a wide range of shopping and leisure facilities.



Guide Price £250,000

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Accommodation Comprises

Entrance Door

Leads to:

Entrance Lobby

With central heating radiator, door to cloakroom.

Cloakroom

Housing wash hand basin, low flush w.c. and spot lighting.

Sitting Room

12' x 15' (3.66m x 4.57m)

With understairs storage cupboard, double glazed window to the front elevation, central heating radiator.

Inner Lobby

With door to dining kitchen and central heating radiator. Stairs to galleried landing.

Dining Kitchen

15'5" x 10'10" (4.70m x 3.30m)

Comprising single drainer sink unit set within rolled edge work surfaces, wall and base units incorporating drawer compartments, built in oven, four ring gas hob and extractor canopy over, built in dishwasher and fridge freezer, plumbing for automatic washing machine, laminate flooring, double glazed window to the rear elevation and double glazed french doors opening onto the rear garden, central heating radiator, cupboard housing wall mounted gas fired central heating boiler.

First floor galleried landing

With built in cupboard, access to roof space.

Bedroom One

10'8" x 10'9" (3.25m x 3.28m)

Having two double glazed windows to the rear elevation, central heating





radiator, storage area with shelving and hanging space.

En Suite

Comprising double shower cubicle with shower unit being fully tiled, pedestal wash hand basin, low flush w.c., tiled splash back, tiled window sill, ladder style heated towel rail, double glazed window and spot lighting.

Bedroom Two

8'2" x 12'9" (2.49m x 3.89m)

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

Bedroom Three

7'2" x 7'6" (2.18m x 2.29m)

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

Bathroom

Comprising panelled bath with shower attachment over, pedestal wash hand basin with tiled splash backs, partial wall tiling, tiled window sill, low flush w.c., spot lighting, ladder style heated towel rail and double glazed window.

Outside

Driveway to the front provides parking for two cars, side access leads to good sized enclosed rear garden having patio area, pathway, laid lawn and raised flower beds with fencing to the boundaries.

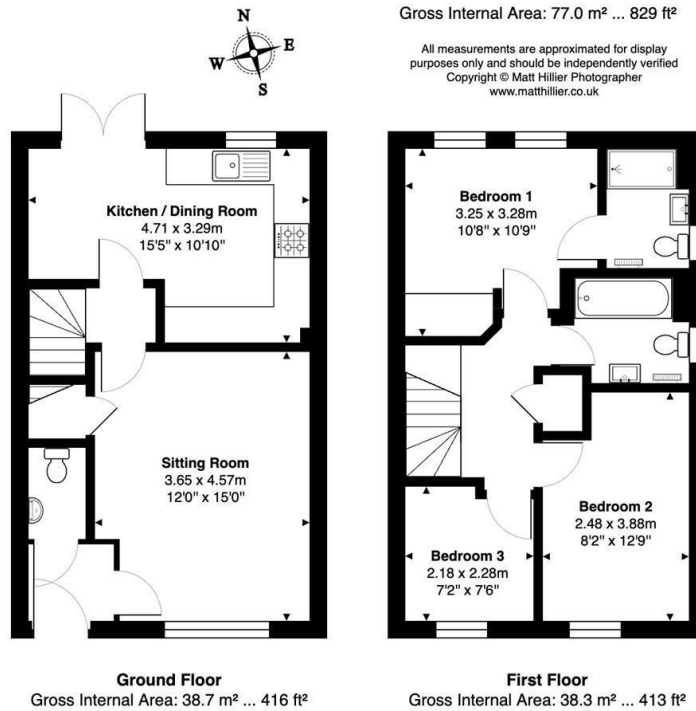
Services

Mains electricity, gas, water and drainage.



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VIEWING

Strictly by appointment with the agents

COUNCIL TAX BAND

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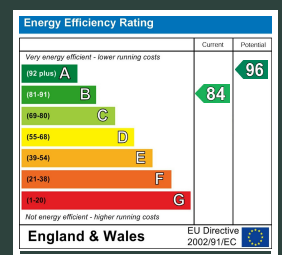
ENERGY PERFORMANCE RATING

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