



15 Meadow Road | Pickering YO18 8NW

15, Meadow Road is an immaculately presented bungalow offering superb accommodation throughout occupying a pleasant position in this much sought after residential location on the Western side of the town together with large garden. The accommodation comprises entrance hallway, delightful sittingroom, breakfast kitchen

with fitted units, three bedrooms, nicely fitted bathroom; the property has been extended to include a hobby room and garden room which offers a good degree of versatility of uses for prospective purchasers. Externally there is a good-sized lovely garden with driveway parking.



Price Guide £350,000

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Accommodation Comprising

Entrance Door

Leads to:

Porch

Central heating radiator, double glazed windows, spot lighting and door to reception hallway and hobby room.

Reception Hallway

With central heating radiator, coving to ceiling, built in cupboard and airing cupboard, access to roof space, spot lighting and double doors leading to sitting room.

Sitting Room

With inset electric fire, double glazed bay window to the front elevation and double glazed windows to the front and side, two central heating radiators, coving to ceiling.

Dining Area

With double glazed window to the side elevation, coving to ceiling and central heating radiator.

Breakfast Kitchen

Comprising single drainer sink unit with mixer tap over set within rolled edge work surfaces, further wall and base units incorporating drawer compartments with tiled splash backs, space for cooker with extractor fan over, built in microwave, central heating radiator, spot lighting to ceiling, double glazed window to the side elevation, stable door leading to outside.

Bedroom One

With central heating radiator, double glazed window to the rear elevation overlooking the garden, coving to ceiling.

Bedroom Two

With fitted furniture comprising wardrobes and drawer compartments, double glazed window to the rear elevation and overlooking the garden, coving to ceiling and central heating radiator.

Bedroom Three

Double glazed window to the side elevation, coving to ceiling and central heating radiator.



Bathroom

Comprising kidney shaped panelled bath with shower unit over; vanity unit with inset wash basin with mixer taps and cupboards below, low flush w.c., double glazed window to the side elevation, wall tiling, central heating radiator, coving to ceiling and spot lighting.

Hobby Room

Having a range of fitted cupboards with shelving, built in cupboard, coving to ceiling, spot lighting, access to roof space, central heating radiator and three light tunnels to ceiling

Utility Room

Single drainer sink unit with mixer tap over set within work surfaces, plumbing for automatic washing machine, space for tumble dryer, wall mounted gas fired central heating boiler, central heating radiator, spot lighting, two double glazed windows.

Garden Room

Attractive garden room with double glazed windows, two central heating radiators,

coving to ceiling, spot lighting, light tunnel and door to the garden.

Outside

Front garden is mainly laid to lawn with flower borders, driveway providing car standing. Good sized enclosed rear garden with patio area, shaled pathway, raised beds, laid lawn, hedgerow, flower/shrubbery borders, fencing to the boundaries. SUMMER HOUSE. Small garden shed. There is a barked area and further enclosed area with two timber cycle sheds for storage.

Services

Mains electricity, gas, water and drainage.



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Total area: approx. 130.0 sq. metres (1399.0 sq. feet)
15 Meadow Road, Pickering

VIEWING

By appointment with the Agents, Pickering Office. Tel: 01751 472724

COUNCIL TAX BAND

Band D

ENERGY PERFORMANCE RATING

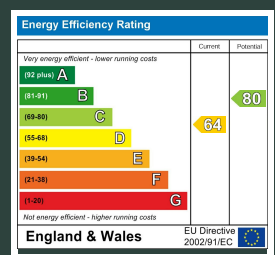
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