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HERE TO GET *you* THERE

Spire View, Pickering, YO18 7DE

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## Offers In Region Of: £295,000

This modern two bedroom open-plan home is immaculately presented with the emphasis on easy efficient living, where spaciousness, light and the ability to entertain and live with flexible living areas are the main feature. The property is part of a luxury unique development which boasts a swimming pool, orangery and guest room. Spire View is a secure gated community of just 15 properties and is of outstanding quality which attracts people with a higher standard of living.

The accommodation briefly comprises of; lounge, kitchen-dining room, utility room, master bedroom with ensuite, second bedroom and a family bathroom. To the outside of the property there is a balcony, garage and private sun terrace.

### Location

Pickering is an ancient market town and civil parish in the Ryedale district of North Yorkshire, England, on the border of the North York Moors National Park. Historically part of the North Riding of Yorkshire, it sits at the foot of the moors, overlooking the Vale of Pickering to the south. The tourist venues of Pickering Parish Church, with its medieval wall paintings, Pickering Castle, the North Yorkshire Moors Railway and Beck Isle Museum have made Pickering popular with visitors. Nearby places include Malton, Norton and Scarborough.

«EpcGraph»

### ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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**LIVING ROOM**

*2.95m (9' 8") x 4.19m (13' 9")*

UPVC double glazed windows to front and side, front door, power points, TV point and stairs leading to the first floor landing.

**BATHROOM**

*1.24m (4' 1") x 1.57m (5' 2")*

Panel enclosed bath with mixer taps and overhead shower, wash hand basin, low flush WC, tiled flooring, heated towel rail and partly tiled walls

**INNER HALL**

Back door and under stairs cupboard.

**KITCHEN DINING ROOM**

*6.78m (22' 3") x 6.98m (22' 11")*

UPVC double glazed windows floor to ceiling windows facing the front aspect, door leading to the balcony, three velux windows, part tiled floor, range of wall and base units with roll top work surfaces, tiled splash back, sink and drainer unit, integrated fridge, electric double oven and electric hob with extractor hood, extractor fan and power points.

**BEDROOM ONE**

*3.12m (10' 3") x 5.28m (17' 4")*

UPVC double glazed window facing the front aspect, built in wardrobes, spotlights, telephone point, TV point and power points.

**ENSUITE BATHROOM**

*1.78m (5' 10") x 1.83m (6' 0")*

Velux window, tiled flooring, heated towel rail, fully tiled shower cubicle, low flush WC, wash hand basin with pedestal, fully tiled walls and extractor fan.

**BEDROOM TWO**

*2.64m (8' 8") x 4.22m (13' 10")*

UPVC double glazed window facing the front aspect, door opening onto the balcony, fitted wardrobes, telephone point and power points

**BALCONY**

Accessible from the kitchen-dining area.

**VIEWING ARRANGEMENTS**

By Appointment With: Hunters

Tel: 01653 699 875

**OPENING HOURS:**

Monday - Friday: 09:00 - 17:30

Saturday: 09:00 - 15:00

Sunday: Closed

**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

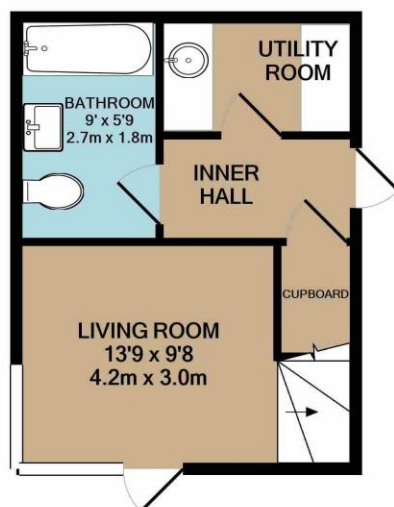
**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



**TOTAL APPROX. FLOOR AREA 1100 SQ.FT. (102.2 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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GROUND FLOOR  
APPROX. FLOOR  
AREA 246 SQ.FT.  
(22.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 853 SQ.FT.  
(79.3 SQ.M.)





