

Mark Stephenson's

ESTATE & LETTING AGENTS



51 Mickle Hill, Pickering, YO18 7NB

£325,000

- Offered for sale chain free
- Lounge with rear doors out
- Parking space at the front
- Lovely rear open aspects
- Two double size bedrooms
- Mains gas central heating
- Welcoming reception hallway
- Well fitted dining kitchen
- uPVC double glazing

51 Mickle Hill, Pickering YO18 7NB

A superbly positioned dormer bungalow opening onto a lovely flagged patio enjoying delightful east facing aspects onto the adjacent open fields. Reception hallway, generous sitting room, well equipped dining kitchen, bedroom and ground floor jack and jill shower room. Further double bedroom upstairs with en suite bathroom. Mickle Hill provides a new approach to retirement living for those aged over 60 looking for a beautifully designed home with excellent facilities located on the southern edge of this highly regarded market town.



Council Tax Band: D



Location details

Pickering is a charming and historic market town, known as the 'gateway to the Moors'. Boasting a number of public houses, supermarkets, local shops and cafes as well as a 13th century castle, petrol stations, a steam railway and museum. The town is popular for tourists and locals alike with access to the North York Moors National Park, Dalby Forest and the coastline. Malton has a train station with regular services to Scarborough, York, Leeds and beyond.

From the roundabout leave Pickering on the A169 for a short distance heading towards Malton where you will find Mickle Hill Retirement Village located on the left hand side on the very edge of the town.

General information/charges

Service Charge: £282.79 per month from 1st July 2023 this changes annually. This includes the upkeep and maintenance of the communal areas including: gym, estate roads and parking and landscaped grounds, window cleaning of communal areas and external windows of homes, building insurance and communal areas, corporate management services and support. Serviced lifts to all floors. Utility costs for communal areas.

Wellbeing Charge: £235.65 per month, this includes 24-hour emergency support response and emergency services co-ordination, help in an emergency and co-ordination of activities and events programme.

Ground Rent: £453.48 per annum. The Ground Rent payable will

increase in line with the Retail Price Index every 5 years from 1st October 2015.

A contingency fund contribution is payable upon re-sale. Details available from the sales team at Mickle Hill.

Lease detail

Leasehold, 125 years from 2015.

Entrance hallway

L shaped hallway with front entrance door and window, under stairs cupboard and radiator.

Sitting room

Fully glazed rear door with a window at either side opening onto a patio garden and lovely open aspects onto fields. Radiator.

Dining kitchen

Lovely open plan room allowing ample space for a dining table, well fitted range of units, integrated appliances including electric oven and hob, extractor, dishwasher, fridge & freezer and washer/dryer. Gas boiler in one of the wall cupboards, two front facing windows, radiator.

Bedroom

Rear window with radiator under. Door allows 'jack and jill' access into the shower'/wet room.

Shower/wet room

Doors in from hallway and bedroom, walk-in shower cubicle, two

piece suite, radiator, tiled walls.

First floor

Bedroom

Two front velux style windows and a rear dormer window. Radiator.

Door into:-

En-suite Bathroom

Three piece white suite, front velux style window, large walk in cupboard, radiator.

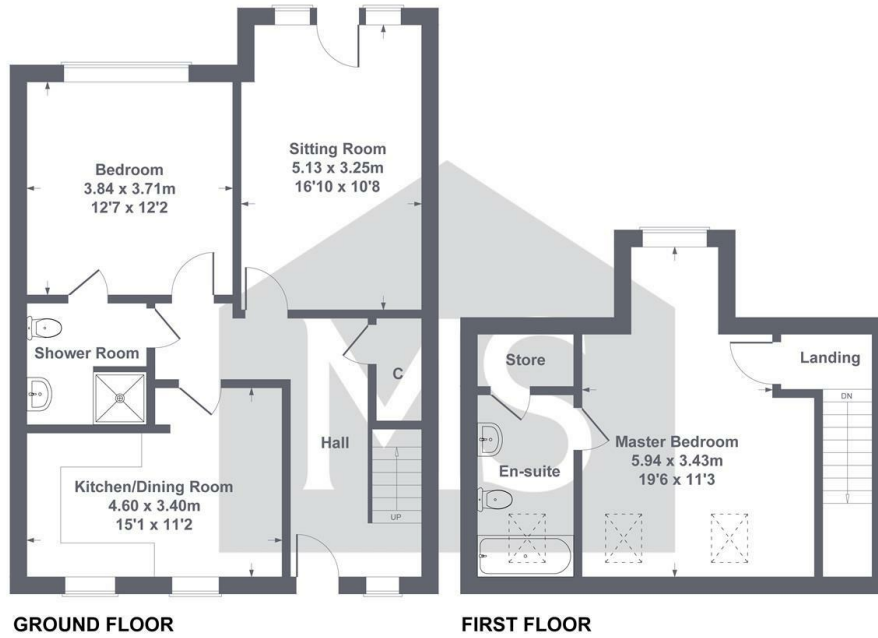
Outside

Level access, paved parking area to the front. Brick paved patio area from the living room providing a delightful seating area looking out onto unspoilt neighbouring grass fields.



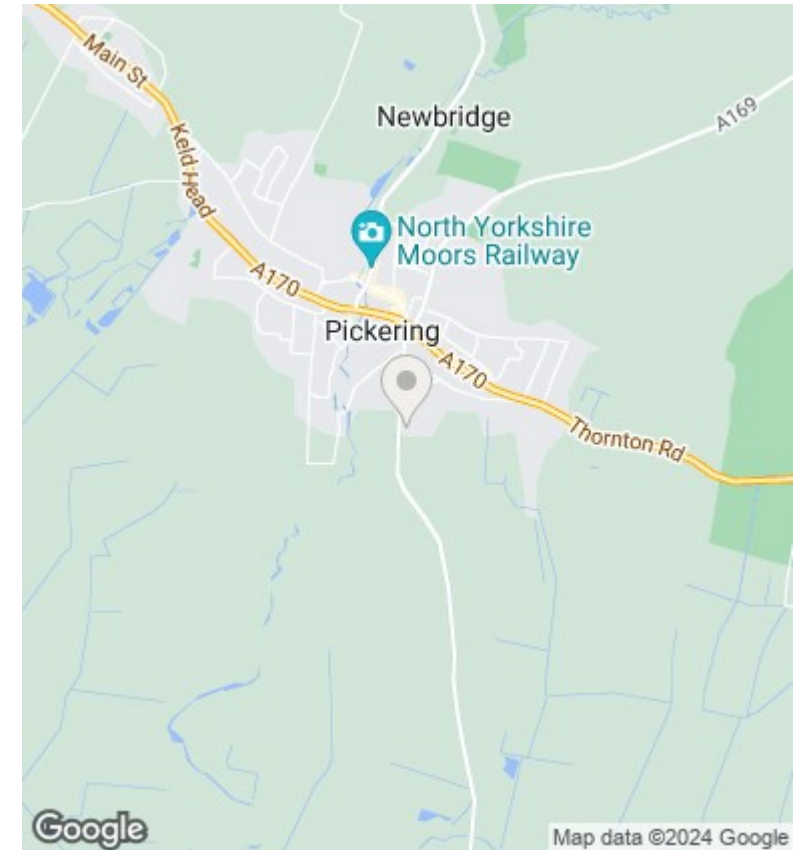


Approximate Gross Internal Area 1077 sq ft - 100 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Directions

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	