

Mark Stephenson's

ESTATE & LETTING AGENTS



8 Mickle Hill, Pickering, YO18 7NB

£285,000

- Offered for Sale with no onward chain
- Two Double Bedrooms
- uPVC Double Glazing throughout
- Parking Space to the Front
- Lovely Rear aspects
- Gas Central Heating with Combi Boiler

8 Mickle Hill, Pickering YO18 7NB

8 Mickle Hill is a fantastically located dormer bungalow looking out onto lovely views to the rear of open fields. The property briefly comprises; Entrance hall, generous sized sitting room with patio door to the rear garden, generous kitchen/diner with integrated appliances and combi boiler, downstairs double bedroom with ground floor jack and Jill Shower Room. The First Floor boasts the Master Bedroom with dormer window and fitted wardrobes and an En-Suite Bathroom with large storage cupboard. 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: £334.09 per month from 30th June 2024 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: £259.22 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 Details

Leasehold, 125 years from 2015.

Entrance Hall

uPVC Front Door, Window, Radiator, Consumer Unit, Understairs Cupboard with lighting, Laminate Flooring, Stairlift leading up to First Floor.

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

A variety of wall and base units with integrated Fridge/Freezer, Dishwasher and lighting, Electric Hob and Oven with Extractor Hood, Combi Boiler with thermostat, Laminate Flooring, 2X Windows, Radiator.

Bedroom

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

Bathroom

Doors in from hallway and bedroom, walk-in shower cubicle, two piece suite, radiator, tiled walls.

Upstairs Master Bedroom

Two front Velux style windows and a Dormer window to the rear aspect, Built-in Wardrobes, Loft Hatch, Radiator. Door into:-

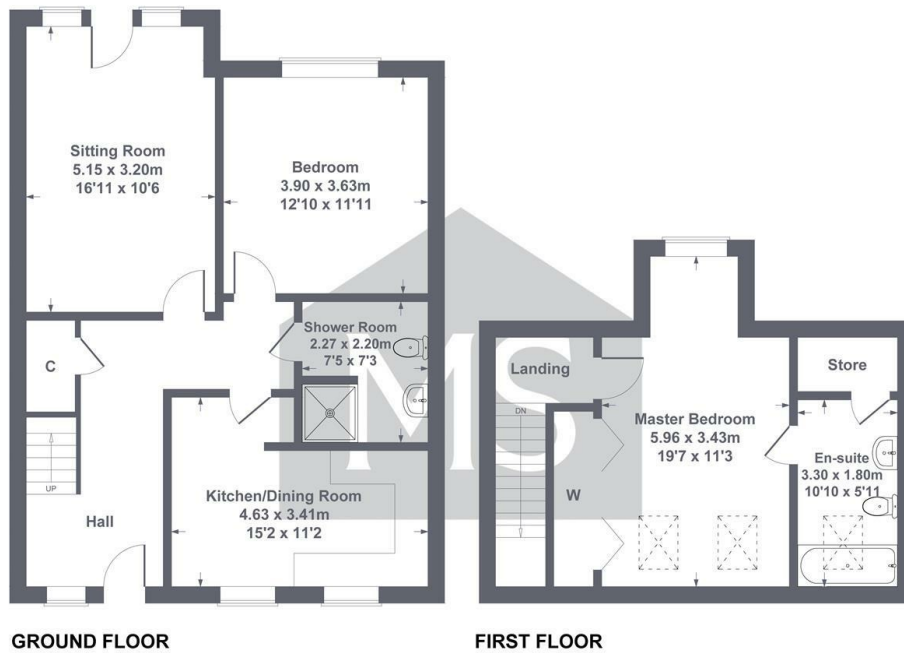
En-Suite Bathroom

Modern White 3 Piece Suite with plumbed in Shower, Tiled Walls, Radiator, Velux style window, Large Storage cupboard with shelving and lighting.

Outside

To the front there is a pathway that leads to the front entrance door and a single parking space. The rear garden immediately from the property there is a patio area leading to the rear garden enjoying a south facing aspect looking out onto fields.

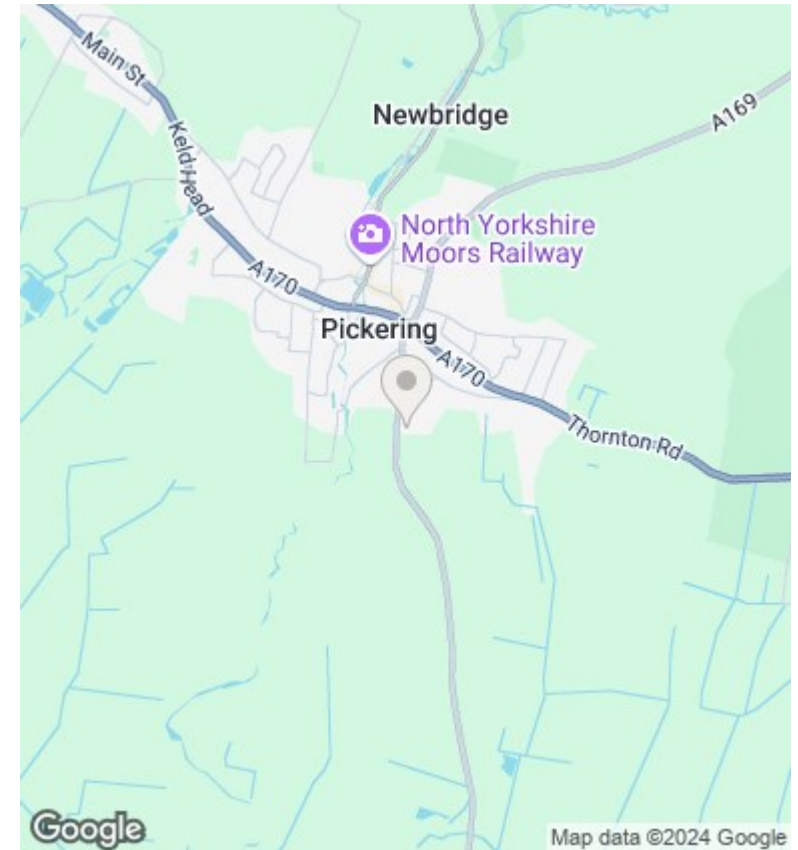
Approximate Gross Internal Area 1119 sq ft - 104 sq m



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		95
(81-91)	B	85	
(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	