

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 15 Garden Way, Pickering, YO18 8BG

£210,000

- Extended detached bungalow
- Three bedrooms
- uPVC double glazing
- Offered for sale with no chain
- Detached garage
- Established part of town
- Cul-de-sac position
- Gas centrally heated

# 15 Garden Way, Pickering YO18 8BG

Extended detached bungalow in a cul-de-sac position within this now well established par of town. The front hallway leads into a generous size kitchen, the inner hallway leads into the front facing lounge, three bedrooms and the bathroom. Gas central heating, double glazing, enclosed gardens, detached garage, offered for sale with the benefit of having no onward chain.



Council Tax Band: C



### ***General Information***

Pickering is a thriving market town that lies on the A170, Thirsk to Scarborough Road. It has a good range of shops, an active Monday market and amenities that include Doctors surgery, Dentists and Library. There are excellent road links to the neighbouring market towns of Helmsley, Malton and Kirkbymoorside, East Coast and the City of York. Malton has a train station that runs to York, where an intercity service links to London in little over two hours.

### ***Services***

All mains services are connected.

### ***Entrance Hallway***

### ***Kitchen***

A range of wall & base units, Sink unit beneath the side facing window, Cupboard housing the Combi Boiler, Radiator.

### ***Lounge/Dining area***

Windows to the Front and Side aspect, Radiator.

### ***Family Bathroom***

Three-Piece-Suite, Side window, Radiator.

### ***Inner Hallway***

Hatch to the loft space, Radiator.

### ***Bedroom 1***

Rear facing Window with Radiator beneath.

### ***Bedroom 2***

Velux window, Radiator.

### ***Bedroom 3***

Rear facing Window with Radiator beneath.

### ***Outside***

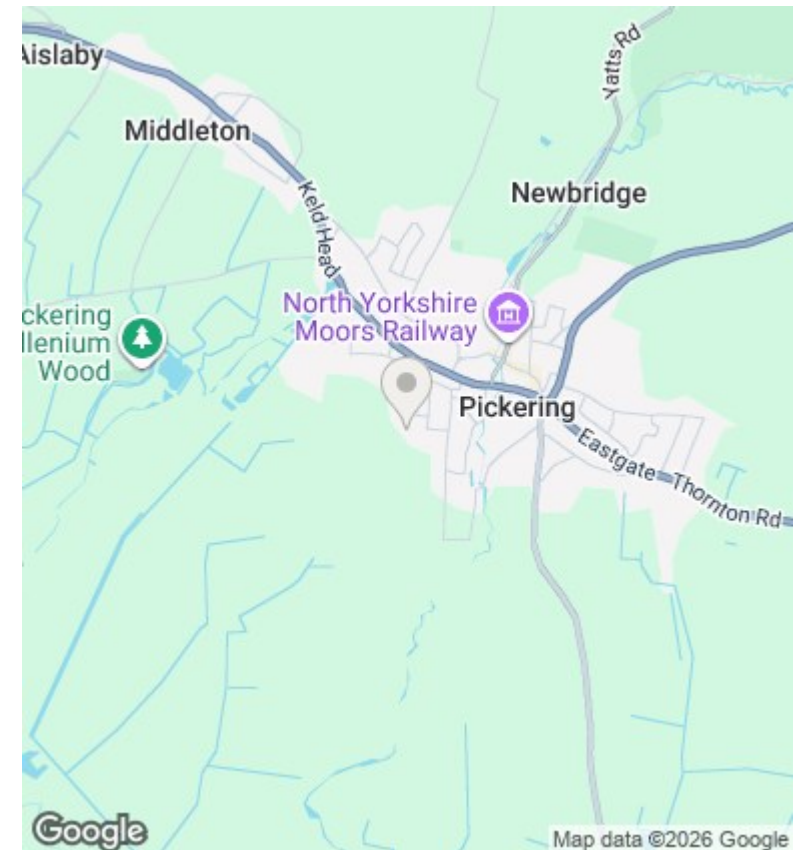
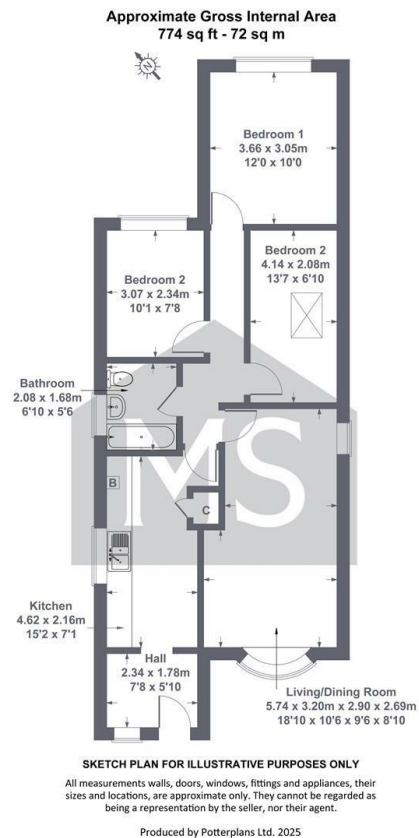
Lawn garden to the front. Driveway to the side continuing to a single concrete sectional-style garage approx 18 ft 6 X 8 ft. Enclosed lawn garden to the rear. Greenhouse at the rear of the garage.











## Directions

From Pickering roundabout proceed along Hungate through the traffic lights onto Southgate turning left just after Coopers following the road onto Firthland Road. Turn off Firthland Road to the left onto Greenlands Road and some way down, take a right turning onto the cul de sac of Garden Way.

## Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

## Council Tax Band

C

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>84</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>56</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |