



3 Town End Close | Pickering, YO18 8JB

A spacious semi detached home situated on the east side of the market town of Pickering and offering good size accommodation comprising; entrance porch, sitting room, kitchen with dining area, to the first floor there are three bedrooms and family bathroom.

The frontage of the property is block paved and includes a good sized driveway which leads to car port. The gardens to the rear are paved with fencing to the boundaries with garden shed. Pickering is a popular market town set on the edge of the North York Moors National Park and offers a wide range of leisure and recreation facilities together with good schooling. The property is being sold with no onward chain.



Guide Price £225,000

3 Town End Close | Pickering



Accommodation Comprises

Entrance Door

Leads to Porch.

Entrance Porch

With double glazed windows to the front elevation, door leading to sitting room.

Sitting Room

15' x 14'7" (4.57m x 4.45m)

With feature fireplace with wooden surround, marble effect back and hearth, electric fire. Central heating radiator, double glazed window to the front elevation, coving to ceiling, stairs to first floor landing, understairs storage area.

Dining Kitchen

14'7" x 8'10" (4.45m x 2.69m)

Comprising 1 1/2 bowl drainer sink unit with mixer tap over and set within rolled edge work surfaces with tiled splash backs, good range of wall and base units incorporating drawer compartments, built in fridge freezer, space for cooker with electric cooker point. Plumbing for automatic washing machine and dishwasher, wall mounted valiant boiler, double glazed windows to the rear elevation with tiled window sill, central heating radiator, breakfast bar, coving to ceiling, understairs storage cupboard and door to outside.

First floor landing

With coving to ceiling, built in airing cupboard and central heating radiator.



Bedroom One

12'1" x 8'3" (3.68m x 2.51m)

With central heating radiator, fitted wardrobes with hanging space and shelving, double glazed window to the rear elevation.

Bedroom Two

11'9" x 8'3" (3.58m x 2.51m)

With central heating radiator, double glazed window to the front elevation.

Bedroom Three

6'11" x 6'6" (2.11m x 1.98m)

With double glazed window to the front elevation and central heating radiator. Access to roof space.

Bathroom

Comprising panelled bath with shower unit over, vanity unit with inset wash hand basin with mixer tap and cupboards below, low flush w.c.,

partial wall tiling, extractor fan, chrome heated towel rail and double glazed window to the rear elevation.

Outside

With block paved incorporating driveway which leads to good size carport, gated access to the enclosed rear garden being paved with fencing to the boundaries and garden shed.

Services

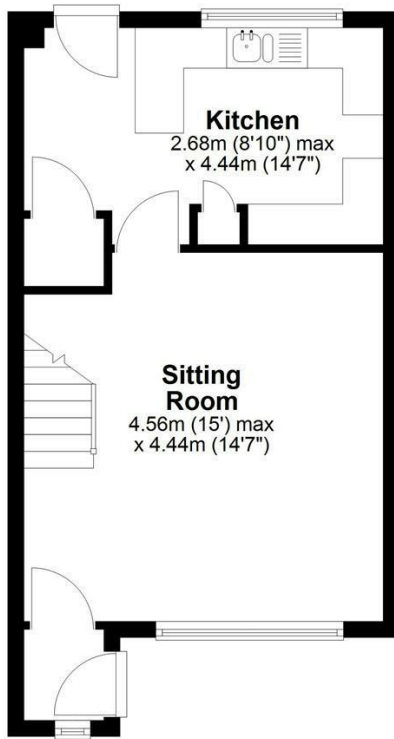
Mains electricity, gas, water and drainage.



3 Town End Close | Pickering

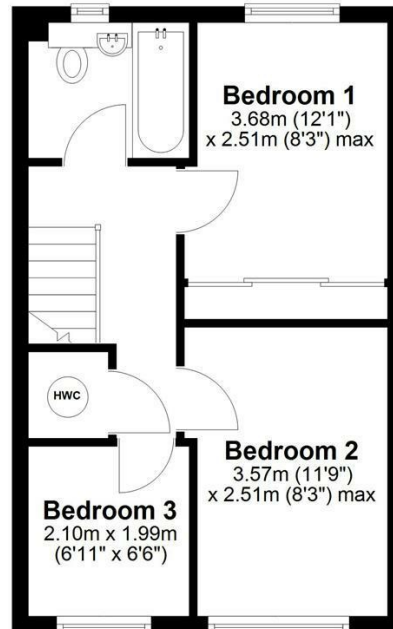
Ground Floor

Approx. 47.4 sq. metres (509.7 sq. feet)



First Floor

Approx. 32.6 sq. metres (350.8 sq. feet)



Total area: approx. 79.9 sq. metres (860.5 sq. feet)

3 Town End Close, Pickering

VIEWING

Strictly by appointment with the agents

COUNCIL TAX BAND

C

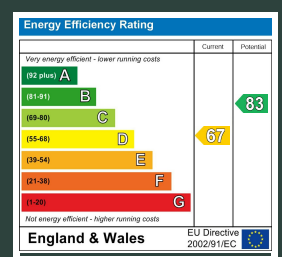
ENERGY PERFORMANCE RATING

D

St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk



boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801