



## 60 Woodlands Park Pickering , YO18 7AH

Offers Over £400,000



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Set in the charming area of Woodlands Park, Pickering, this delightful four-bedroom detached family home offers a perfect blend of comfort and modern living. The property boasts spacious living accommodation, ideal for families seeking both space and functionality. Two of the generously sized bedrooms feature en-suite bathrooms, providing added convenience and privacy. The home has been thoughtfully designed to cater to contemporary needs, including a converted garage that now serves as a versatile office space, perfect for those who work from home or require a quiet area for study. The walled garden offers a secure and private outdoor space, with the benefit of having off-street parking. Situated in a desirable location, this property enjoys open views to the front, allowing for a serene and picturesque setting. With its combination of spacious interiors, modern amenities, and a tranquil environment, this home is an excellent choice for families looking to settle in a welcoming community. Do not miss the opportunity to make this lovely house your new home.

- Four bedroom detached family home
- Master bedroom with en-suite
- Walled garden with off street parking
- Desirable location of Pickering
- Spacious kitchen dining room
- Second bedroom with en-suite
- Open views to the front of the property
- Downstairs guest WC
- Developed garage with office space
- Double glazed and gas central heating

## Entrance Hall

Understairs storage cupboard, radiator and stairs.

## Guest WC

Low flush WC, pedestal wash basin and radiator.

## Sitting Room

UPVC front aspect bay window, TV point and radiator.

## Kitchen Breakfast Room

UPVC double glazed rear and side aspect windows and rear aspect patio doors. Range of wall and base units with built-in fridge freezer, quartz worktop with inset sink and mixer tap, integrated dishwasher, five ring gas hob with extractor hood over, double oven, slimline drinks fridge, two radiators, and cupboard housing the boiler. Separate cupboard housing a utility area with space for a washing machine and tumble dryer, with extractor fan.

## Landing

Loft access and radiator. Cupboard housing the water tank.

## Master Bedroom

Fitted wardrobes, UPVC double glazed front aspect window and radiator. Door leading to:

### En-suite Shower Room

UPVC front aspect window, low flush WC, pedestal sink with mixer tap, shower with fully tiled walls, tiled floor, heated ladder radiator and extractor fan.

### Bedroom Two

UPVC double glazed rear and front aspect windows, two radiators, fitted wardrobes, and loft access with ladder. Door leading to:

### En-suite Shower Room

Part tiled walls, low flush WC, pedestal sink, walk-in shower, electric heated ladder towel rail and extractor fan.

### Bedroom Three

UPVC double glazed rear aspect window and radiator. Door leading to:

## House Bathroom

Assessed via the landing and also the third bedroom. There is a panel bath with shower overhead, part tiled walls, low flush WC, pedestal sink with mixer tap, heated ladder towel rail and extractor fan.

## Bedroom Four

UPVC double glazed rear aspect window and radiator.

## Garage/Office space

The garage has been converted with the rear section partitioned off with a UPVC double glazed wall, insulated ceiling with electric. The front area of the garage is used for storage and has electric.

## Services

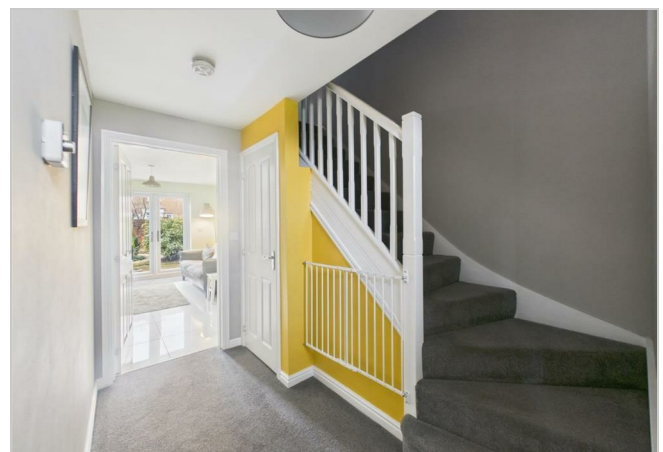
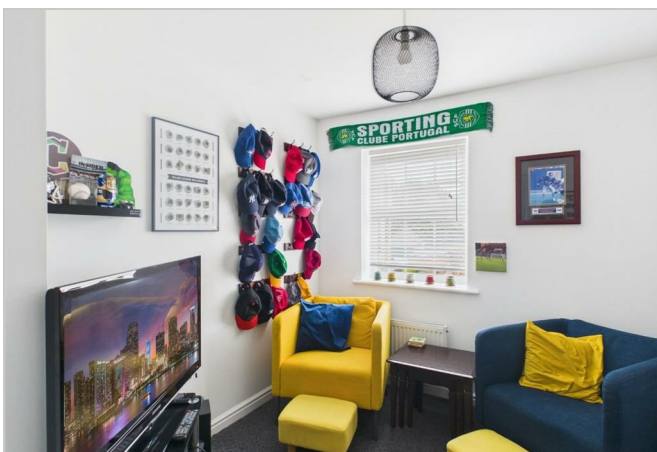
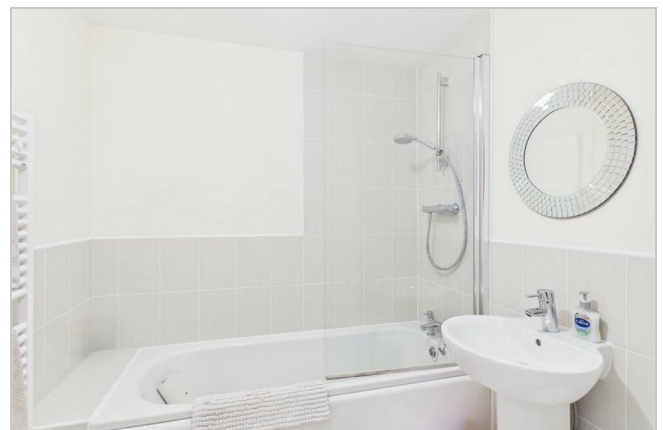
Mains connected to water, drainage, gas and electric. A solar panel is in place which helps to reduce the electric bill. Please ask the office for more details on this.

## Exterior

Walled garden accessed via the rear double gates offering parking for multiple vehicles. Outside tap. Landscaped garden with patio area. The front of the property has a path leading to the front door with open views.

## Location

Pickering is a bustling and vibrant market town set on the edge of the North York Moors, and home to the North Yorkshire Moors Railway Station. This town offers plenty of shops and local amenities, as well as having a good primary and secondary schools. Situated between Scarborough, Whitby, Helmsley and a 20 minute drive to the nearby market town of Malton, which offers fantastic transport links for commuters to York, Leeds and London via rail and bus links.



## Road Map



## Hybrid Map



## Terrain Map



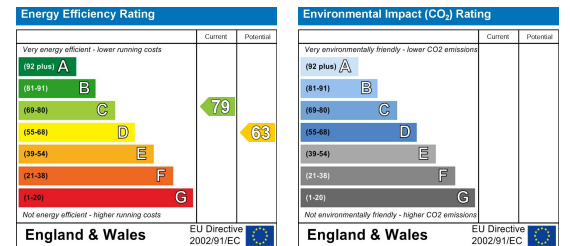
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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