

Mark Stephenson's

ESTATE & LETTING AGENTS



76 Derwent Road, Pickering YO18 7UB

£399,000

- Offered for sale with no onward chain
- Excellent ground floor living space
- Perfect family sized home
- Stone built home by David Wilson
- Four bedrooms including en-suite
- Detached single size garage
- Overlooking open green area
- South/east facing enclosed gardens
- uPVC double glazed throughout

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Occupying a corner position overlooking the green, this exceptional home in Pickering is offered on a chain free basis and available for immediate viewing. The ground floor features a bright entrance hall, a dual-aspect sitting room with French doors, an open-plan kitchen diner with high-quality shaker units, utility room, versatile study/ideal home based office and cloakroom complete this level. The first floor hosts a master bedroom with an ensuite, three additional double bedrooms, and a family bathroom. The exterior boasts a nicely enclosed south/east-facing garden complete with paved patio, a block-paved driveway allowing generous off road parking and single detached garage.

 4  2  2  B

Council Tax Band: E



General Information

Pickering is an attractive market town on the edge of the beautiful North York Moors National Park and 18 miles from the Heritage Coast. There is a wealth of pubs, eateries individual shops and all the other amenities expected in a market town; including the market itself held every Monday. The iconic North Yorkshire Moors Steam Railway is based in Pickering with some services to Whitby - the famous seaside town from where Captain Cook set sail in the endeavour in the 1700s. There is a wonderful Norman castle in Pickering owned by English Heritage and the surrounding countryside is a haven for wildlife and walkers.

Services

All mains services are connected.

Entrance Hall

Radiator, tiled flooring, understairs storage cupboard, staircase to the first floor, w/c, wash hand basin, spotlighting.

Living Room

Radiator, window to rear and side aspect, French doors to side aspect, tiled flooring, David Wilson's media control unit.

Kitchen/Diner

Open plan kitchen diner, bay window to front French doors to rear garden, two radiators, integrated gas hob, electric over, dishwasher, extractor hood and wine fridge. Sink drainer, shaker-style wall and base units, spotlights, wood-effect tiled flooring, spotlights.

Utility Room

Integrated washing machine, sink drainer, wall and base units, door to rear aspect, radiator, extractor fan, spotlights.

Study

Window to front aspect, radiator, tiled flooring.

First Floor Landing

Loft hatch access (not boarded), airing cupboard housing hot water cylinder tank, radiator.

Bedroom 1

Double room size, two windows to the side aspect, carpet flooring, two radiators, walk in style fitted wardrobes, en-suite bathroom.

Bedroom 2

Double room size, fitted cupboard, two windows to front, carpet flooring, radiator

Bedroom 3

Double room size, carpet flooring, radiator, window to rear aspect.

Bedroom 4

Window to front and side aspect, radiator, carpet flooring, storage cupboard

Family Bathroom

Separate Bath and shower cubicle, heated towel rail, vinyl flooring, tiled walls and floors, w/c, spotlights, extractor fan, window to rear aspect.

Outside space

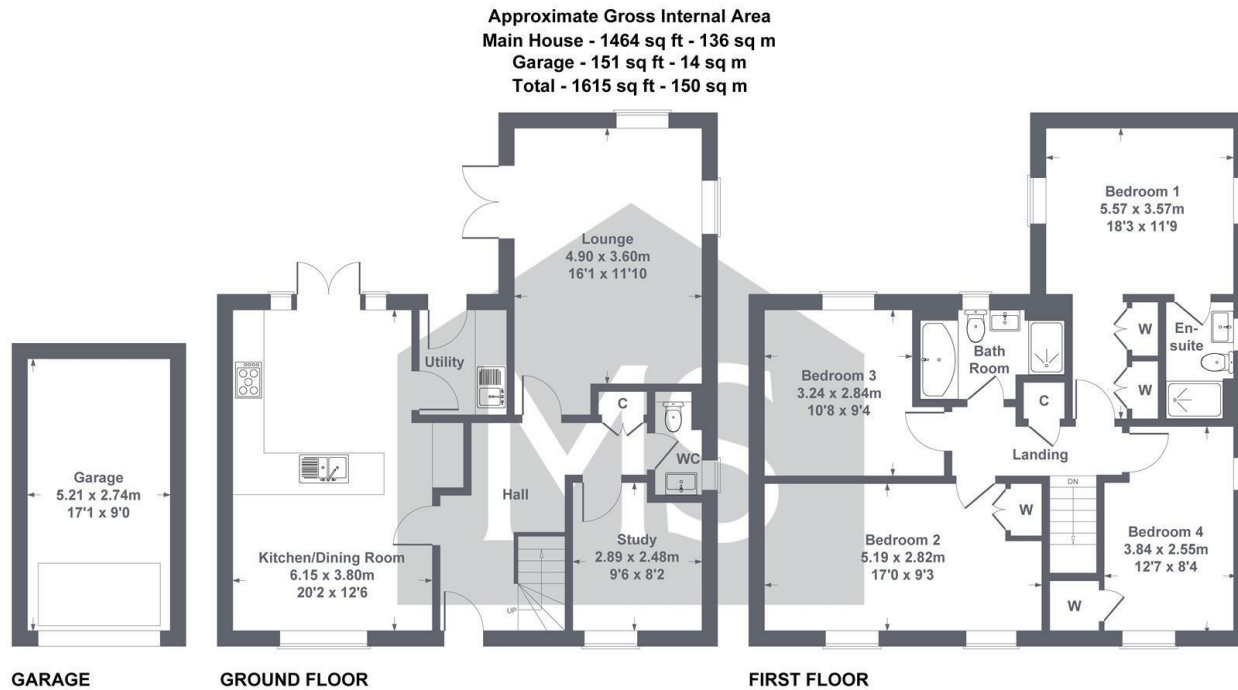
To the front, there grass lawn to the front and side of the property. In the rear enclosed garden there is mature lawn, paved patio seating area, stone retaining walls, flower beds, external water tap, gated access to the driveway, south/east-facing garden.

Detached Garage

Up and over door to front, power and light, block paved multi-car driveway

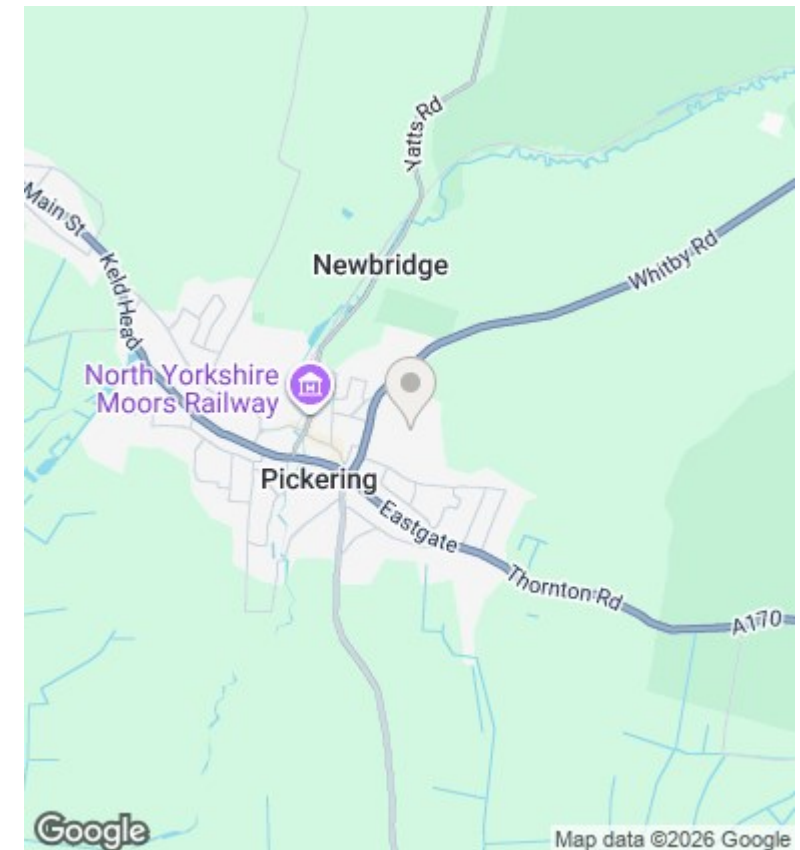






SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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