



39 Derwent Road, Pickering, YO18 7UA

Guide Price £230,000

- Beautifully presented three bedroom property
- Two Double Bedrooms
- Electric Vehicle Charging Point
- Upgraded Modern Kitchen/Diner
- Third Bedroom currently set up as an Office
- Off-Street Parking for Two vehicles
- Upgraded Bathroom and En-Suite
- Low maintenance Landscaped Rear Garden
- South facing plot

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39 Derwent Road is a fantastic three bedroom semi-detached property sat in a south facing position within the heart of the Heathercroft Estate. The property has been upgraded in areas by the vendors including the kitchen, bathroom and work to the rear garden. The property comprises, Entrance Hall with Cloakroom, Living Room, Kitchen/Diner with French doors to the rear garden, Upstairs Bedroom 1 & 2 are double rooms, the master bedroom benefitting from an En-Suite shower room, the third bedroom is currently used as an office and has a multitude of further uses. The property also benefits from off-street parking to the rear of the garden and an EV charging point.

 3  2  1  B

Council Tax Band: C



Entrance Hall

Front entrance door, Radiator.

Cloakroom

Toilet, Vanity unit, Radiator, Laminate flooring, Extractor fan.

Living Room

Window to the Front aspect with Radiator underneath, Thermostat, Understairs Storage cupboard, TV Point, Radiator.

Kitchen/Diner

A range of wall and base units, Combi Boiler, Integrated Dishwasher and Washing machine, Electric oven/hob/extractor hood above, Window to the Rear aspect, French Doors leading to the rear garden, Laminate Flooring, Radiator.

First Floor Landing

Loft hatch (the loft space has been boarded out), Cupboard with fitted shelving.

Bedroom 1

Two windows to the Rear aspect, Radiator, Fitted wardrobes, door to;

En-Suite

Shower cubicle, Toilet, Sink set in a vanity unit, Heated towel rail, Glazed window to the side aspect, Laminate flooring, Extractor fan.

Bedroom 2

Window to the Front aspect with Radiator underneath, Fitted wardrobes.

Bathroom

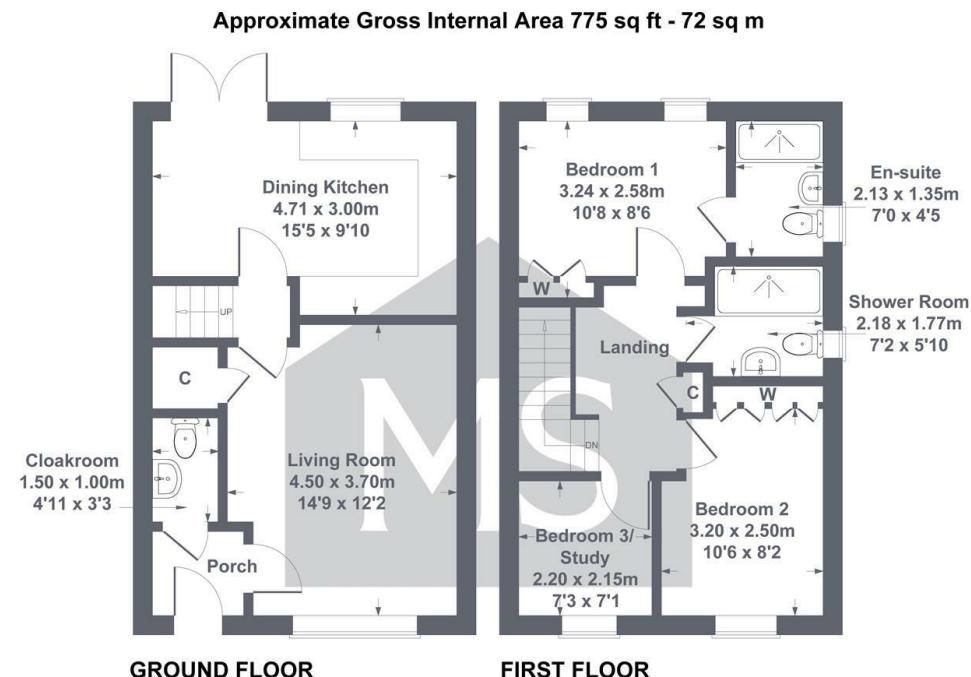
Shower cubicle, Toilet, Sink set into vanity unit, Glazed window to the Side aspect, Heated Towel rail, Laminate flooring.

Bedroom 3/Office

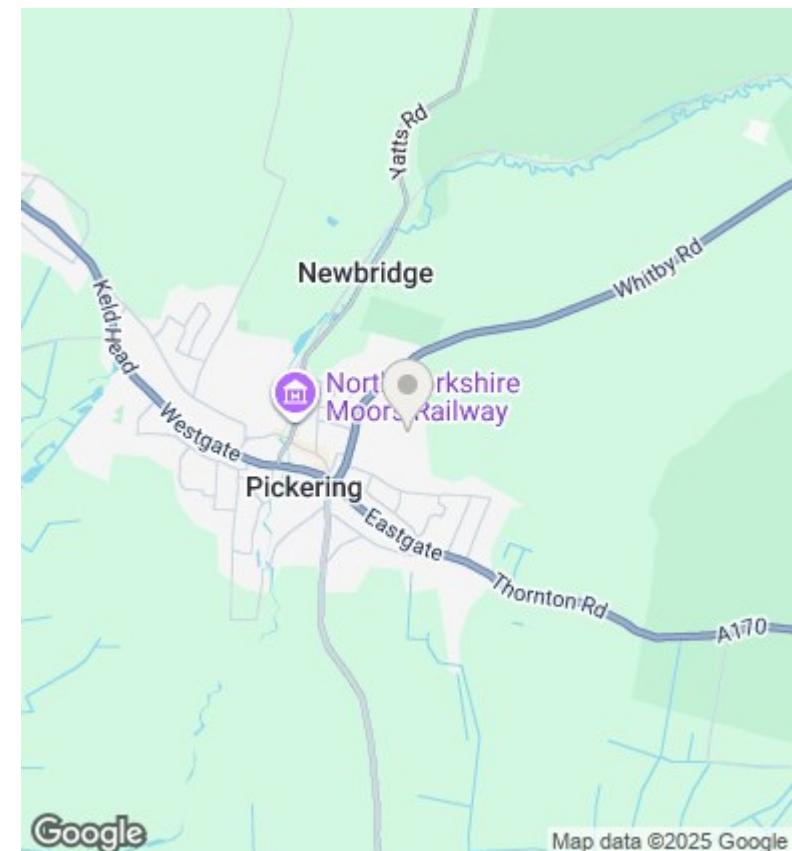
Window to the Front aspect with Radiator underneath, Fitted wardrobes with Shelving and desk incorporated.

Outside space

To the front, there is a pathway leading to the front door and a small landscaped area, there is also the driveway which runs to the side of the property and provides access for the two parking spaces immediately to the rear of the garden. The rear garden is enclosed and has been landscaped throughout with patio tiles to make it a low maintenance area, there is a garden shed also. There is an outdoor tap and there has also been outdoor sockets added to both the front aspect and the rear garden. To the side aspect there is an EV Charging point.



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Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	96
(81-91)	B	84
(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