

## 19 HOWARDIAN VIEW PICKERING



**Detached property situated in a small residential development on the southern edge of town, providing well specified family accommodation together with garage, garden and off-street parking.**

850 ft2 of attractive, well-presented accommodation.

Entrance Hall – Cloakroom – Open plan Dining Kitchen – Living Room

Master Bedroom with En-suite Shower Room – Two Further Bedrooms – House Bathroom

Remaining build guarantee.

Ample parking – Single Garage

Gardens to the front and rear.

### GUIDE PRICE £289,950

**A detached modern family home, situated in a prime, south facing position within this small residential development on the edge of Pickering.**

Built by Persimmon in 2020, 19 Howardian View is tucked away in the corner of the development and benefits from an open south facing outlook over farmland to the front. Finished to a good standard throughout, the house provides 850 ft<sup>2</sup> of accommodation which is attractively presented throughout, which benefits from a high level of energy efficiency, scoring a B/82 in the EPC, making it comparatively economical to run.

The accommodation comprises the following: entrance vestibule, cloakroom, living room and a generously proportioned dining kitchen. On the First Floor are three double bedrooms including a master bedroom with an en-suite shower room and the further house bathroom.



There is ample parking on the driveway to the front and within the integral single garage. Attractive gardens stand to the rear and front. The property has double glazed windows throughout and central heating is gas fired with a high pressurised water system. Outstanding balance of build guarantee.

Howardian View is located on the southern edge of the town, just off Firthland Road and takes in views across the town, with the spire of St Peter & Paul in clear sight to the northeast. Pickering offers a wide range of amenities, including primary school, surgery, library, sports centre and swimming pool. Convenient also for the surrounding countryside; the neighbouring North York Moors National Park to the north and the Heritage Coastline to the east.

## ACCOMMODATION COMPRISES



### ENTRANCE HALL

Front door with inset glazed pane. Casement window to the side. Radiator. Inner door.

### LIVING ROOM

4.90 m (16'1") x 3.00 m (9'10")

Casement window to the front. Radiator. Television point.



### INNER HALL

Stairs to the First Floor.

### CLOAKROOM

1.70 m (5'7") x 0.90 m (2'11")

Low flush WC. Corner wash hand basin. Extractor fan. Radiator.

### DINING KITCHEN

5.70 m (18'8") x 2.30 m (7'7")

Stylish range of fitted base and wall units with a marble style worktop incorporating a one and a half bowl sink unit. Tiled splashback. Integrated electric oven with four ring gas hob and extractor overhead. Radiator. Logic gas fired central heating boiler. Automatic washing machine point. Casement window to the rear. French windows to the rear.



## FIRST FLOOR

### LANDING

Window to the side. Large fitted storage cupboard. Loft access hatch; the loft is fully insulated.

### BEDROOM ONE

4.34 m (14'3") x 2.90 m (9'6")

Pair of casement windows to the front. Radiator. Portrait panelling to part. Television point.



### EN-SUITE SHOWER ROOM

2.10 m (6'11") x 1.31 m (4'4")

Double width shower cubicle with a tiled surround. Low flush WC. Pedestal wash hand basin. Radiator. Extractor fan. Casement window to the front.



### BEDROOM TWO

3.40 m (11'2") x 2.63 m (8'8")

Casement window to the rear. Radiator



### BEDROOM THREE

3.00 m (9'10") x 2.40 m (7'10")

Casement window to the rear. Radiator



### HOUSE BATHROOM

2.63 m (8'8") x 1.20 m (3'11")

Bath with a tiled surround and shower overhead. Low flush WC. Pedestal wash hand basin. Half tiled walls to part. Radiator. Extractor fan. Casement window to the side.



## OUTSIDE

19 Howardian View is situated on the far southeastern corner of the development, with an open view over greenspace and farmland to the front. To the immediate front is a small lawned area and driveway leading to the single garage.

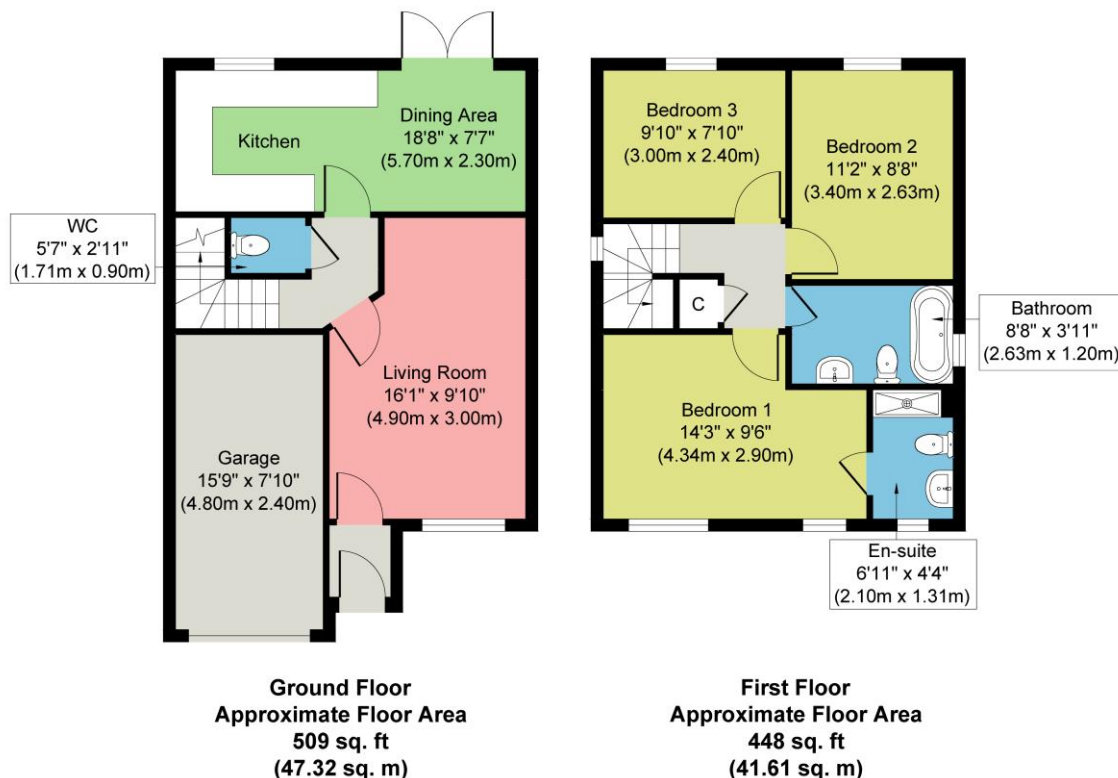


The back garden is unusually generous, with a flagged patio area to the immediate rear which gives way to a lawned garden. The garden is fenced to all sides, with access around the both sides to the front. There is an outside water and electricity supply.

## GARAGE

4.80 m (15'9") x 2.40 m (7'10")

Metal up and over door.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## GENERAL INFORMATION

Services: Mains water, drainage, gas and electricity.  
 Council Tax: Band C  
 EPC: Current B/82. Potential A/94  
 Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.  
 Viewing: Strictly by appointment with the Agent's Pickering office.  
 Postcode: YO18 8EZ  
 Please note: Maintenance is payable for the Developments grounds. Approx £350 PA

## ADDITIONAL INFORMATION

*Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is given as an approximate guide. The services as described have not been tested and cannot be guaranteed. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.*

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