

# Mark Stephenson's

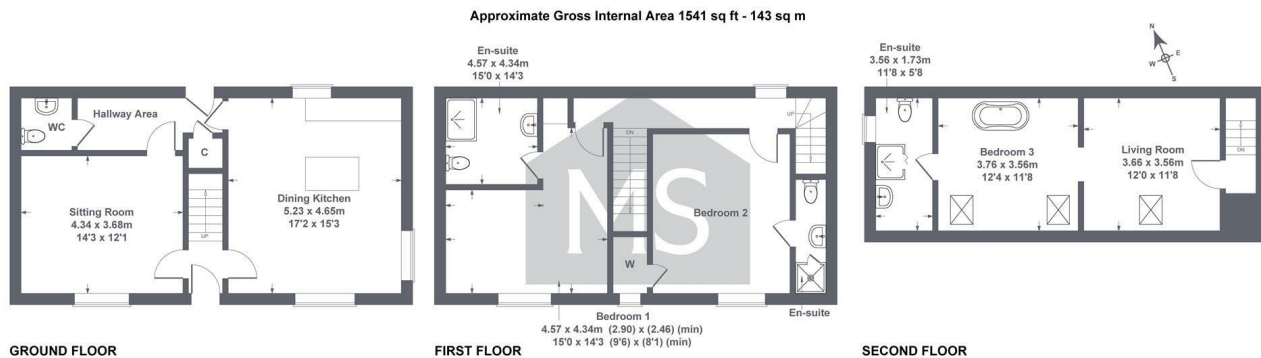
ESTATE & LETTING AGENTS



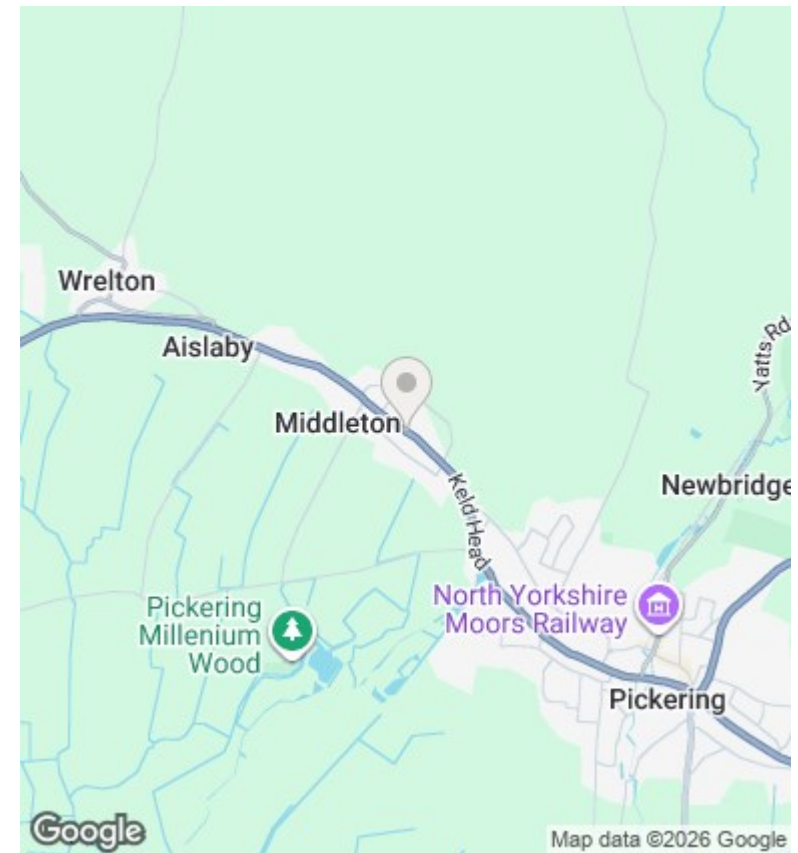
## Pear Tree Villa Main Street, Wrelton, Pickering, YO18 8PG

£1,350

- Grade II listed detached home
- Generous south facing gardens
- Full range of integrated appliances
- 3 double bedrooms each en-suite
- Mains gas centrally heated
- Highly popular village location



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. 2025



## Directions

## Viewings

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

## Council Tax Band

B

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	