

Peter illingworth ESTATE AGENTS

17, Mickle Hill, Pickering, YO18 7NB
Price Guide £335,000

www.peterillingworth.co.uk
Leasehold
EPC Band C, Property Tax Band D

The development known as Mickle Hill is purpose built as a retirement village for the over 60's. No. 17 is a luxury two bedroom, two bathroom end of terrace dormer bungalow. It offers an exceptional standard of accommodation providing excellent internal natural light. To the front and side are lawned gardens, with a part enclosed patio area to the rear The property is well appointed and has a recently installed luxury kitchen as of May 2026, all fitted appliances were new.

Set in the landscaped grounds of Mickle Hill and situated close to the Pavilion, it has ideal access to the activities and facilities available. The Pavilion building is the real hub of the site and boasts an excellent range and quality of facilities, including: Cafe Bistro, Residents Lounge, Licensed Bar, Convenience Store, Hair and Beauty Salon, Equipped Gym, Library with pool table, Cinema Room, Activities Room and Guest Suite. In the Landscaped Gardens, there is a woodworking shed, greenhouse, croquet lawn with plenty of seating on which to sit and enjoy it. Bespoke care options are available with 24 hour staffing.

The ancient market town of Pickering has a good range of local amenities and is home to the North York Moors Steam Railway. Dalby Forest and the North York Moors National Park are within a short drive. The ancient City of York and the coastal resorts of Scarborough and Whitby are easily commutable by car or bus.









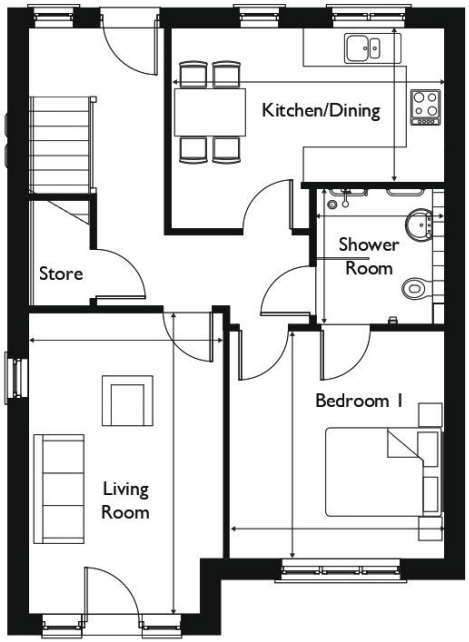
RANGEFORD VILLAGES

MICKLE HILL
PICKERING

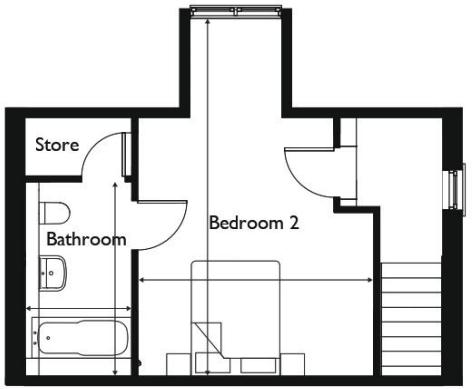
The Welburn

2 bedroom Bungalow





Ground Floor



First Floor

Dimensions

Living Room	5.13m x 3.31m	16.83ft x 10.86ft
Kitchen/ Dining	4.63m x 3.38m	15.19ft x 11.09ft
Bedroom 1	3.83m x 3.65m	12.57ft x 11.97ft
Bedroom 2	5.94m x 4.00m	19.50ft x 13.12ft
Shower Room	2.31m x 2.18m	7.58ft x 7.15ft
Bathroom	3.30m x 1.80m	10.85ft x 5.90ft
Total Area	**96.40m2**	**1038ft2**

Any sizes and dimensions provided are for indicative guidance purposes only and are not intended to be used for items of furniture. Bathroom, kitchen and wardrobe layouts are indicative only and are subject to change. Apartment areas are provided as gross internal areas and may vary.

In keeping with our policy of continuous improvement Rangeford reserves the right to change or update its products and services, which may result in some of the details displayed being superseded. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

















Tenure: We understand the property to be leasehold with a term of 125 years from October 2015.

Note: The floor plan does not show the extra unit in the kitchen.

Service Charge: The monthly service charge for the bungalow is £392.60 per month fixed until 30th June 2027 this changes annually. This includes the upkeep and maintenance of the communal areas including: gym, estate roads and parking and landscaped grounds, window cleaning of communal areas and external windows of homes, building insurance and communal areas, corporate management services and support. Serviced lifts to all floors. Utility costs for communal areas.

Village manager and supporting team. Safety and security: emergency call system.

Wellbeing Charge: £291.20 per month fixed until 30th June 2027, this includes 24-hour emergency support response and emergency services co-ordination, help in an emergency and co-ordination of activities and events programme.

A contingency fund contribution is payable upon re-sale. Details available from the sales team at Mickle Hill.

Ground Rent: £453.48 per annum. The Ground Rent payable will increase in line with the Retail Price Index every 5 years from 1st October 2015.

Flood Risk: Very Low

Note: Please contact our office for full details of the Key Facts for Leaseholders.

Energy Performance Rating: Band C

Property Tax: Band D

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Coverage: EE, Vodafone, Three, O2

Satellite: BT, Sky, Virgin

Photography: By Peter Illingworth

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

Need to sell your own property? Contact Peter Illingworth on 01751 475557 for no-obligation advice.

Viewing: Strictly by appointment through the agents Kirkbymoorside Office, 16, Market Place, Pickering, YO62 6DA. Tel: 01751 475557 or Rangeford Villages Pickering, Mickle Hill Tel (01751) 245000.





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