

57 MANOR DRIVE PICKERING



**Semi-detached dormer bungalow providing over 850 square feet of accommodation,
Set in larger than average garden and grounds and with plenty of parking.**

Hallway – Living/Sitting Room - Kitchen – Utility Room – Rear Porch

Two double bedrooms – Bathroom

Majority Upvc double glazing – Gas fired central heating

Unusually large grounds with a large rear garden – Garage/ Garden store – Off-street parking

No Onward Chain

GUIDE PRICE £185,000

A semi-detached dormer bungalow set in an especially large plot with a lovely west facing garden and accommodation of 853 square feet.

In need of some gentle updating there is plenty of potential to create a comfortable property within a well-established residential area on the western fringes of the town.

Brick built under a tiled roof the accommodation briefly comprises; entrance, sitting room with open fire, breakfast kitchen, utility room and sun porch. Upstairs are two double bedrooms and a house bathroom.

The property is set well back from Manor Drive with a neat garden to its rear, driveway to the side and a recently built single garage. The rear garden is unusually generous and wraps around the neighbouring houses offering huge scope for any keen gardener.



Pickering is a bustling market town, famous for its castle and steam railway. The town offers a wide range of amenities, including primary and secondary school, sport centre, restaurants, public houses and an array of retailers. Manor Drive is located on the west side of the Pickering and is a level walk to the centre of the town.

ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

Front door. Stairs to the first floor,

LIVING/SITTING ROOM

5.17 m (17'0") x 3.30 m (10'10")

Triple aspect room with windows to the front, rear and side. Pair of radiators. Picture rail. Tiled open fire, currently housing an electric fire.



KITCHEN

4.00 m (13'1") x 3.00 m (9'10")

Fitted base units incorporating a double drainer stainless steel sink unit with tiled splashback. Wall unit with base unit below and worktop. Radiator. Large fitted understairs cupboard. Larder cupboard with shelving. Door to the rear. Window to the rear.



UTILITY ROOM

2.30 m (7'7") x 2.00 m (6'7")

Electric cooker point. Casement window to the front. Half glazed door to the outside. Fitted storage cupboard. Electric fuses.

REAR PORCH

3.00 m (9'8") x 1.70 m (5'5")

Plumbing for washing machine. Open to the garden.

FIRST FLOOR

LANDING

Casement window to the rear. Radiator. Airing cupboard housing the ideal gas central heating boiler with shelving.

BEDROOM ONE

4.17 m (13'8") x 3.50 m (11'6")

Casement windows to the front and side. Radiator. Electric storage heater.

BEDROOM TWO

3.10 m (10'2") x 3.00 m (9'10")

Casement window to the front. Radiator. Over stairs fitted storage cupboard.



BATHROOM

2.50 m (8'2") x 1.60 m (5'2")

Suite comprising bath with tiled surround. Low flush WC. Pedestal wash basin. Window. Radiator. Dimplex wall heater.



GARDEN

At the front there is a small lawned garden with a lengthy driveway leading to a recently built single garage. The rear garden is especially generous large and well established. Lawned with a number of mature shrubs and trees, the garden runs to the rear and wraps around the neighbouring gardens. There is huge potential to establish vegetable and soft fruit gardens or utilise the existing lawned area, ideal for any keen gardener.



GARAGE/GARDEN STORE

4.70 m (15'4") x 2.60 m (8'5")

Up and over door. Electric light and power.



Ground Floor
Approximate Floor Area
463 sq. ft
(43.00 sq. m)

First Floor
Approximate Floor Area
390 sq. ft
(36.18 sq. m)

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 electric.
 Council Tax: Band C.
 Post Code: YO18 8DF
 EPC: Current D/56 Potential B/84
 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.

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 intended only 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.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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