



Peter
illingworth
ESTATE AGENTS

**20, Millfield Close
Pickering, YO18 8DP
Price Guide £300,000**

www.peterillingworth.co.uk
Tenure: Freehold
EPC Band D, Property Tax: Band E

An attractively situated four-bedroom detached family home with driveway, garage and gardens, offering well-proportioned accommodation and excellent scope for updating and improvement.

Benefiting from gas-fired central heating and sealed unit double glazing, the accommodation comprises an entrance hall, cloakroom/WC, a spacious sitting room with attractive stone fireplace and double doors opening into the conservatory in need of some attention, separate dining room, kitchen requiring replacement, and rear entrance lobby. To the first floor are four bedrooms together with a family bathroom which would now benefit from modernisation.

Outside, the property enjoys an open-plan front garden laid mainly to lawn with mature shrubs and trees. A driveway provides off-road parking and leads to the garage (with pit), whilst the enclosed rear garden offers a pleasant outdoor space with further potential for improvement.

Millfield Close is a popular residential location, conveniently placed for the town's excellent amenities including shops, supermarkets, cafés, restaurants, leisure facilities and healthcare services. A range of well-regarded primary and secondary schools are also within easy reach.

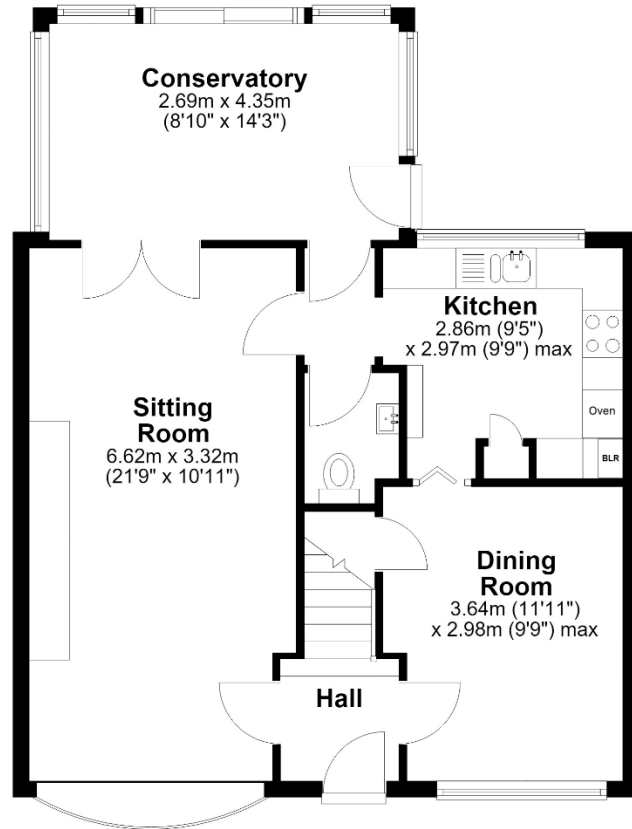
The property is ideally placed for exploring the beautiful countryside of the **North York Moors National Park**, renowned for its spectacular scenery and outdoor pursuits. The historic City of **York**, with its excellent shopping, cultural attractions and rail connections, is readily accessible, whilst the Yorkshire coastal resorts of **Scarborough** and **Whitby** are within comfortable travelling distance.

An excellent family home with tremendous potential in a convenient and well-established residential location.



Ground Floor

Approx. 61.3 sq. metres (660.1 sq. feet)

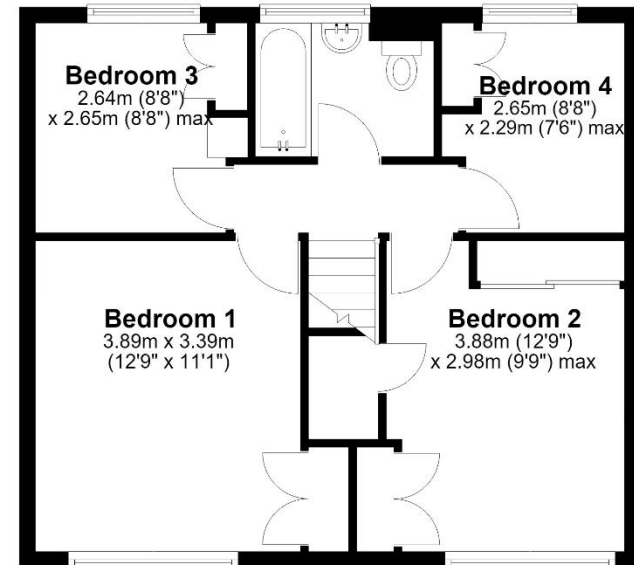


Total area: approx. 110.2 sq. metres (1185.8 sq. feet)

20 Millfield Close, Pickering

First Floor

Approx. 48.8 sq. metres (525.7 sq. feet)



For information purposes, not to scale





Tenure: We understand the property to be freehold and vacant possession will be given on completion.

Services: Mains water, drainage, gas and electricity are laid on. Gas fired central heating.

EPC: Band D

Property Tax: Band E

Broadband:

Basic 60 Mbps, Superfast Mbps 80, Ultrafast 10000 Mbps

Mobile Coverage:

EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT, Sky and Virgin

Flood Risk: Very low

What3Words: ///snack.maker.townhouse

Photography: By Peter Illingworth

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Viewing:

Strictly by appointment through the Agents
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