



## 12 Pool Court | Pickering, YO18 8DR

Situated in a popular residential area and within a short walk of Pickering town centre this detached four bedroom property offers spacious and family sized accommodation. There are mature gardens and low maintenance patio gardens to the rear as well as ample parking and double garage with workshop attached.

The accommodation comprises; Entrance hallway, sitting room, dining room, kitchen, cloakroom and utility room. To the first floor there are four bedrooms and family bathroom.

The property has upvc double glazing and gas central heating.

Pickering is a traditional market town set on the edge of the North York Moors National Park and offers good leisure and shopping facilities as well as schooling for all ages.



**Guide Price £385,000**

# 12 Pool Court | Pickering



## Accommodation Comprises

### Entrance Door

Leads to reception hallway.

### Reception Hallway

With stairs to first floor landing, Internal oak doors lead to dining room and sitting room.

### Dining Room

With understairs storage cupboard, coving to ceiling, double glazed window to the front elevation and central heating radiator.

### Kitchen

Comprising single drainer sink unit with mixer tap over and set within rolled edge work surfaces with tiled splash backs, further wall and base units incorporating drawer compartments, built in oven, four ring gas hob with extractor canopy over, double glazed window to the side elevation, spot lighting to ceiling and central heating radiator.

### Sitting Room

Feature fireplace with wood surround and tiled back and hearth with electric fire inset. Double glazed bay window to the front elevation and double glazed window to the rear, coving to ceiling and two central heating radiators.

### Cloakroom

Comprising vanity unit with inset wash hand basin with mixer tap over and cupboards below, tiled splash backs, and low flush w.c.,

### Utility Room

With Belfast sink and rolled edge work surfaces and tiled splash backs, plumbing for automatic washing machine, space for fridge freezer, double glazed window to the side elevation and door to outside.

### First Floor

Landing: Access to roof space, loft ladder and central heating radiator and oak doors to all rooms.





### Master Bedroom

With fitted wardrobes with sliding doors, double glazed window to the front elevation and central heating radiator.

### Bedroom Two

Fitted wardrobe with sliding doors, double glazed window to the front elevation and central heating radiator.

### Bedroom Three

With fitted wardrobes and sliding doors, fitted shelf unit, double glazed window to the rear elevation, central heating radiator and coving to ceiling.

### Bedroom Four

With double glazed window to the rear elevation with central heating radiator.

### Bathroom

Comprising kidney shape bath with shower unit over, wall tiling, pedestal

wash hand basin, low flush w.c., central heating radiator, double glazed window to the rear elevation.

### Outside

The property occupies a corner position with garden to the front having laid lawn and mature shrubbery and flower borders, block paved pathway leads to the front door and to the side with laid lawn and planting together with other trees and shrubs, fencing and retaining wall. Block paved patio to the rear with fencing and pebbled area, undercover storage. There is a gravelled driveway with double garage and roller door, two internal personal doors and workshop area with light and power.

### Services

Mains electricity, gas, water and drainage.

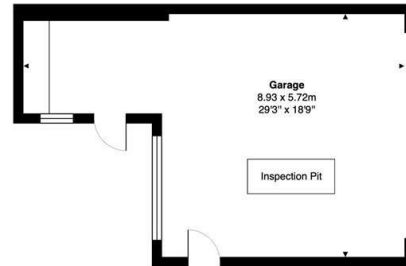


# 12 Pool Court | Pickering

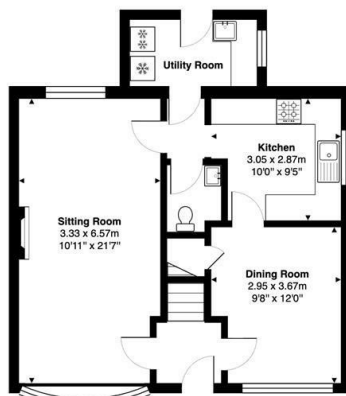
## 12 Pool Court, Pickering, YO18 8DR

Gross Internal Area: 105.9 m<sup>2</sup> ... 1140 ft<sup>2</sup> (excluding garage)

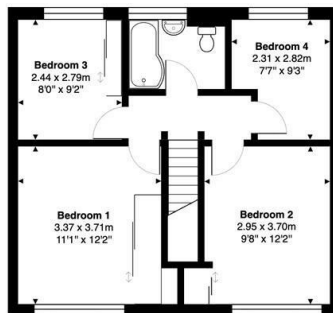
All measurements are approximated for display purposes only and should be independently verified  
Copyright © 2026 Matt Hillier Photographer  
www.matthillier.co.uk



**Garage**  
Gross Internal Area: 39.7 m<sup>2</sup> ... 427 ft<sup>2</sup>



**Ground Floor**  
Gross Internal Area: 56.9 m<sup>2</sup> ... 613 ft<sup>2</sup>



**First Floor**  
Gross Internal Area: 49.0 m<sup>2</sup> ... 527 ft<sup>2</sup>



### VIEWING

Strictly by appointment with the agents

### COUNCIL TAX BAND

E

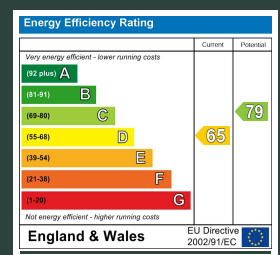
### ENERGY PERFORMANCE RATING

D

St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk



[boultoncooper.co.uk](http://boultoncooper.co.uk)



#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

**BC**  
Est. 1801