



45 Whitfield Avenue | Pickering, YO18 7HX

Situated within the popular residential area of Whitfield Avenue this semi detached property offers good size accommodation with the potential to extend to the first floor subject to the usual building consents. The property offers Entrance Hallway, Kitchen dining room and sitting room to the ground floor. To the first floor there are two bedrooms and a family bathroom.

To the outside there is a off street parking on the driveway to the side. Lawn area to the rear with large summer house which has light and power.



Guide Price £235,000

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Accommodation Comprises

Entrance Door

Leads to reception hallway.

Reception Hallway

With central heating radiator, understairs storage cupboard and stairs to first floor landing.

Dining Kitchen

10'6" x 15' (3.20m x 4.57m)

Comprising single drainer sink unit set within work surface with mixer tap over, wall and base units incorporating drawer compartments, built in oven, four ring hob with extractor canopy over, tiled

splash back and tiled window sill. Wall mounted boiler, double glazed window to the rear elevation, door to outside, central heating radiator, building cupboard and plumbing for automatic washing machine.

Sitting Room

11'2 x 15' (3.40m x 4.57m)

Double glazed windows, central heating radiator, brick fireplace with stone hearth, wooden mantle and log burner.

First floor

Landing

With access to roof space.



Bedroom One

11'1" x 9'8" (3.38m x 2.95m)

With double glazed window to the front elevation, central heating radiator and under eaves storage.

Bedroom Two

10'7" x 9'8" (3.23m x 2.95m)

Double glazed window to the rear elevation, central heating radiator and under eaves storage.

Bathroom

Comprising panelled bath with shower rose, wall boarding, vanity unit with inset wash hand basin and cupboards below and low flush w.c. Central

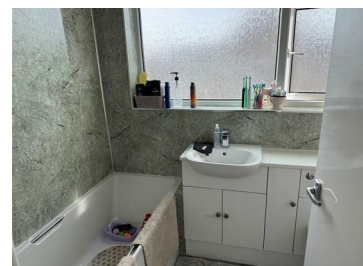
heating radiator and double glazed window.

Outside

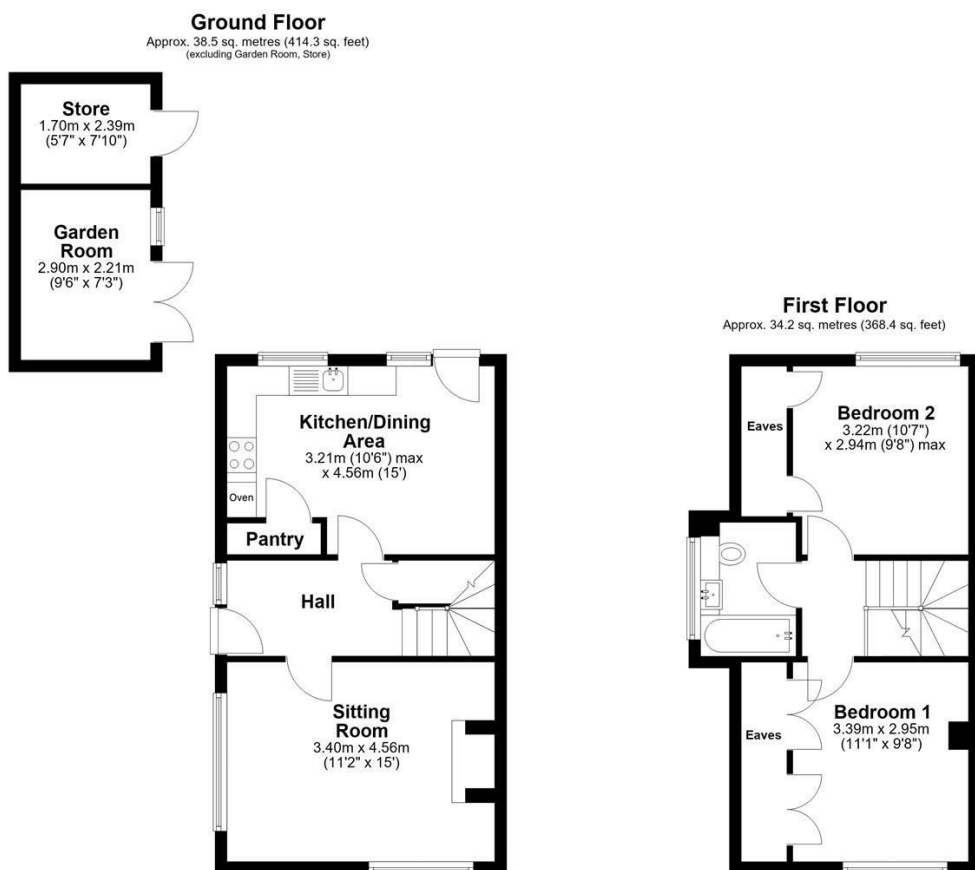
The front garden is mainly laid to lawn with flower and shrubbery border, driveway to the side with gated access to the side which leads to the rear garden. To the rear there is a paved patio area, laid lawn and fencing to the boundaries. Timber summer house with double glazed doors, light and power and additional storage to the side.

Services

Mains electricity, gas, water and drainage are connected.



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Total area: approx. 72.7 sq. metres (782.6 sq. feet)
45 Whitfield Avenue, Pickering

VIEWING

Strictly by appointment with the agents

COUNCIL TAX BAND

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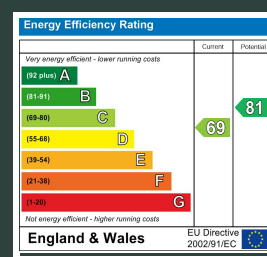
ENERGY PERFORMANCE RATING

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