



## 31 Woodlands Park | Pickering, YO18 7AH

31, Woodlands Park is a well presented modern detached family home offering accommodation lying over two floors together with attractive good sized south facing rear garden and garage.

The property enjoys the benefit of gas fired central heating and uPVC double glazing throughout.

The accommodation offers spacious accommodation, ideal for a growing family and includes, entrance hallway, kitchen, living room and cloakroom. To the first floor, master bedroom with ensuite and two further good sized bedrooms and bathroom.

Woodlands Park lies on the Northern periphery of Pickering and is within reach of the local amenities, recreational facilities and schooling for all ages.

NO FORWARD CHAIN.



**Guide Price £350,000**

# 31 Woodlands Park | Pickering



## Accommodation comprises

### Entrance door

Leads to reception hallway.

### Reception Hallway

With tiled flooring, stairs to first floor landing with central heating radiator.

### Cloakroom

Comprising pedestal wash hand basin with tiled splash backs, low flush w.c., central heating radiator, double glazed window with tiled window sill and wall mounted boiler.

### Kitchen

12'2" x 8'2" (3.71m x 2.49m)

Comprising single drainer stainless steel sink unit set within rolled edge work surfaces, further wall and base units incorporating drawer compartments with tiled splash backs, built in oven with four ring gas hob and stainless steel splash back and extractor canopy over. There are further wall and base units together with

built in fridge freezer and dishwasher, free standing breakfast bar, tiled flooring with plinth lighting to the kick boards, double glazed window to the front elevation and central heating radiator.

### Sitting Room

13'9" x 15'5" (4.19m x 4.70m)

With bifold doors opening onto the rear garden, two central heating radiators, understairs storage cupboard and part panelling to walls. Modern feature electric fire, double glazed window to the rear elevation.

### First Floor

#### Galleried Landing

With access to roof space, central heating radiator and built in cupboard housing hot water cylinder.

#### Master Bedroom

16'11" x 8'11" (5.16m x 2.72m)

With fitted wardrobes, two central heating radiators, double glazed window to the front and rear elevations.



### EnSuite

Comprising double shower cubicle being tiled with shower unit, pedestal wash hand basin with tiled splash backs, low flush w.c., heated towel rail, double glazed window to the rear elevation with tiled window sill, shaver point and extractor fan.

### Bedroom Two

15'6" x 9' (4.72m x 2.74m)

With two double glazed windows to the front elevation, central heating radiator

### Bedroom Three

10'2" x 11'4" (3.10m x 3.45m)

Wardrobes with drawer compartments and shelving. Double glazed window to the rear elevation and central heating radiator.

### Bathroom

Comprising panelled bath with shower unit over, pedestal wash hand basin with tiled splash backs, low flush w.c., double glazed window to the side elevation, heated towel rail and partial wall tiling.

### Outside

Rear garden with patio and decking area together with lawn with shrubbery borders and fencing to the boundaries.

The front is laid to lawn with pathway and driveway to the side leading to GARAGE 18'1" X 9'1" with electric roller doors, light and power.

Side access to the rear garden with outside hot and cold tap.

### Services

Mains electricity, gas, water and drainage.

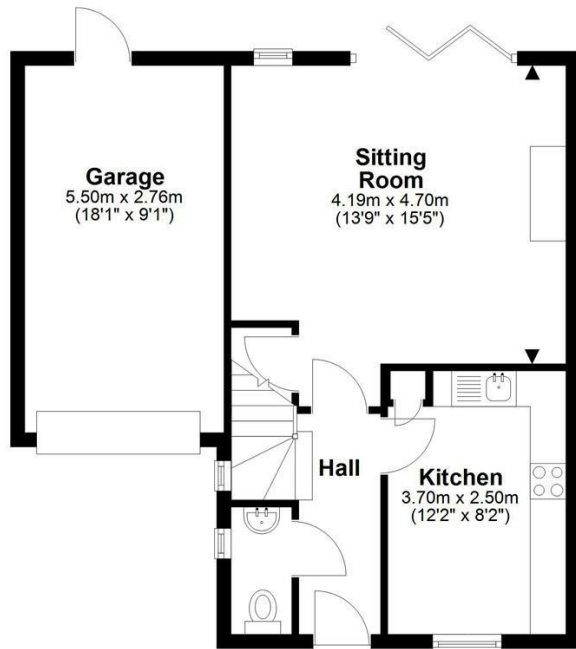
Solar Panels



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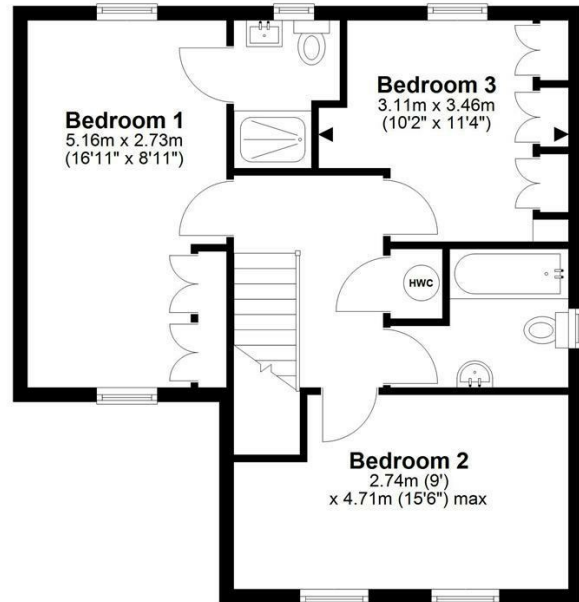
## Ground Floor

Approx. 52.5 sq. metres (565.0 sq. feet)



## First Floor

Approx. 52.2 sq. metres (561.3 sq. feet)



Total area: approx. 104.6 sq. metres (1126.3 sq. feet)

**31 Woodlands Park, Pickering**

### VIEWING

Strictly By Appointment with the agents

### COUNCIL TAX BAND

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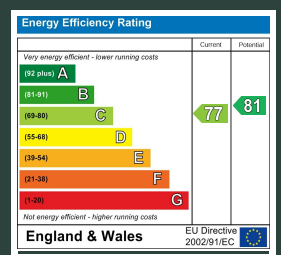
### ENERGY PERFORMANCE RATING

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