

26 CORBIE WAY PICKERING



A modern detached bungalow located in a well-established residential area with easy to care for gardens and off-street parking.

731 square feet of accommodation

Dining kitchen with new kitchen units and integrated appliances – front facing sitting room

Two double bedrooms – Garden room/conservatory - Bathroom

Well established gardens to the front and rear.

Off-street parking .

NO ONWARD CHAIN

GUIDE PRICE £230,000

26 Corbie Way is a well-proportioned detached bungalow with mature gardens and off-street parking, located within a quiet, well established residential area, only a short walk from the centre of town.

The accommodation amounts to approximately 731 sq ft and briefly comprises the following. Open plan dining kitchen with a recently re-fitted range of kitchen units and integrated appliances. A generously proportioned, front facing sitting room with bay window. To the rear are two bedrooms, one with a garden room off to the rear and the house bathroom. The property has wooden casement and part UPVC double glazed windows and gas fired central heating.

The property is set within well-established grounds, with lawned gardens to the front and rear and a hard paved driveway to the side providing plenty of parking.



Pickering is a bustling market town, famous for its castle and steam railway, and located on the southern boundary of the North York Moors National Park and close to the heritage coastline. The town offers a wide range of amenities, including primary and secondary school, sport centre, restaurants, public houses and an array of retailers. Corbie Way is located only a short stroll from the centre of Pickering and close to local schools.

ACCOMMODATION COMPRISSES

DINING KITCHEN

3.00 m (9'10") x 5.35 m (17'7")

Side entrance door. Casement windows to the front and side. Radiator. A range of renewed fitted wall and base units incorporating one and a half bowl sink unit. Integrated electric oven with induction hob and extractor overhead. Automatic washing machine point. Fitted cupboard containing updated gas fired central heating

boiler. Radiator.



SITTING ROOM

5.35 m (17'7") x 3.30 m (10'10")

Bay window to the front. Radiator. Gas fire sat on a marble hearth and surround with timber mantel over. Television point.



INNER HALL

Loft access hatch.

BEDROOM ONE

3.70 m (12'2") x 3.00 m (9'10")

Double bedroom with built-in wardrobe. Casement window to the rear. Radiator.



BEDROOM TWO

3.00 m (9'10") x 2.60 m (8'6")

UPVC French windows leading to the garden room. Radiator.



GARDEN ROOM

2.40 m (7'10") x 2.10 m (6'11")

Window to three sides. Door opening out onto the raised patio at the rear.

BATHROOM

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

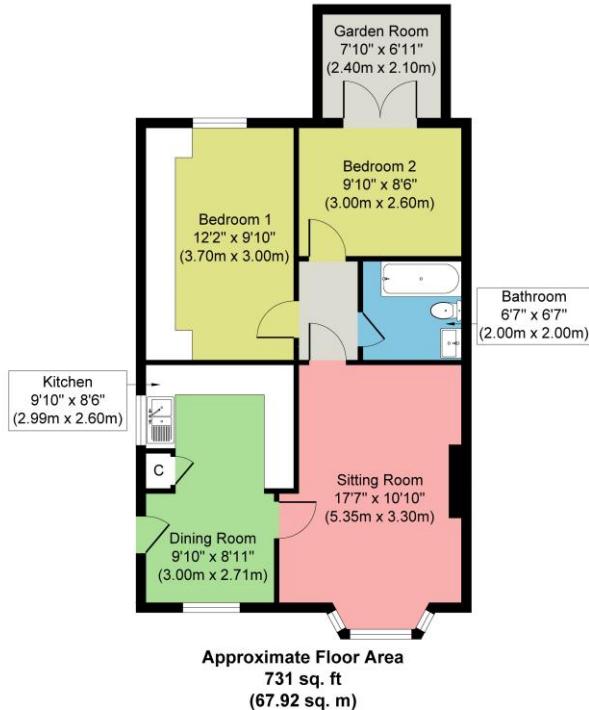
Matching cream suite comprising wash hand basin in vanity unit, low flush WC and bath with electric shower over. Fully tiled walls. Glazed casement window to the side. Electric shaver point. Recessed ceiling lights Extractor fan. Heated towel rail.



OUTSIDE

To the front of the property is a hard paved parking area, with space for a couple of vehicles. The majority of the grounds lie to the rear which faces south and benefits from being sheltered and relatively private. To the immediate rear is a raised patio area, with a lawned garden edged by mature shrub borders lying beyond.





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

Service: Mains water, drainage, gas and electric.
 Council Tax: Band C
 Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
 Planning: North Yorkshire County Council. Ryedale House, Malton, YO17 7HH. Tel: 01653 600666
 Viewing: Strictly by appointment with the Agent's Pickering office.
 Post Code: YO18 7JS
 EPC: Current D/66 Potential C/75

ADDITIONAL INFORMATION

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service reconnection. Measurements are approximate and are intended for guidance only. 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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