



9 Littledale | Pickering, YO18 8PS

A substantial and well-appointed three bedroom detached bungalow with front and rear gardens, together with private driveway and detached garage. Littledale is situated on the west side of the popular market town of Pickering and within walking distance its extensive amenities.

- Detached stone bungalow
- Three bedrooms and family bathroom
- Private driveway providing off-street parking; Detached garage
- Living room and kitchen
- Front and rear lawned gardens
- NO ONWARD CHAIN



Guide Price £270,000

BoultonCooper

BC
Est. 1804

9 Littledale | Pickering



ACCOMMODATION

KITCHEN

12'3" x 9'4" (3.73m x 2.84m)

uPVC double glazed windows to the front and side, uPVC entrance door, range of base and wall mounted units, stainless steel sink and drainer with chrome mixer tap, Lamona electric oven, 4 ring gas hob with extractor hood over, Ideal Classic gas fired boiler, cupboard housing the hot water cylinder and immersion heater.

LIVING ROOM

21'10" x 10'4" (6.65m x 3.15m)

Dual aspect with uPVC double glazed windows, electric fireplace, radiator.

INNER HALL

BEDROOM 1 (SW)

14'5" x 10'3" (4.39m x 3.12m)

Rear aspect uPVC double glazed window, double radiator.

BEDROOM 2 (NW)

9'6" x 9'4" (2.90m x 2.84m)

Rear aspect uPVC double glazed window, fitted wardrobe, single radiator.

BEDROOM 3 (N)

9'4" x 6'2" (2.84m x 1.88m)

Side aspect uPVC double glazed window, single radiator.

BATHROOM

6'5" x 5'9" (1.96m x 1.75m)

Side aspect opaque uPVC double glazed window, three piece suite comprising panelled bath with chrome taps and shower over, wash basin with chrome tap, low flush, wc, double radiator.



OUTSIDE

To the front of the property, there is a lawned garden with herbaceous borders, with fence and privet boundary hedges, together with a private driveway to the side providing off-street parking and leading to the detached garage. To the rear, is a west facing lawned garden with a variety of trees and shrubs.

DETACHED GARAGE

16'3" x 8'3" (4.95m x 2.51m)

With up and over door to the front, electric power and light.

SERVICES

We understand the property is connected to mains gas, electricity and water, and drainage supplies. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

VIEWING

By appointment with the agents, Pickering office. Tel: 01751 472724

COUNCIL TAX

We are verbally informed the property lies in Band C. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

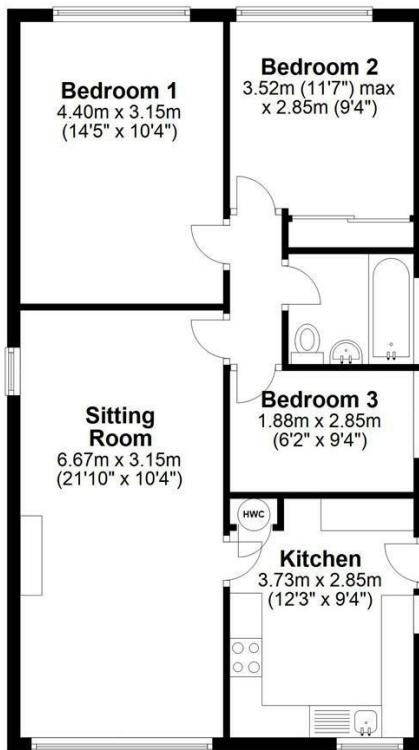
Assessed in Band D. The full EPC can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Pickering Office.



9 Littledale | Pickering

Ground Floor

Approx. 68.2 sq. metres (733.8 sq. feet)



Total area: approx. 68.2 sq. metres (733.8 sq. feet)

9 Littledale, Pickering

VIEWING

Strictly by appointment with the Agent.

COUNCIL TAX BAND

C

ENERGY PERFORMANCE RATING

D

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

t: 01751 472724

e: pickering@boultoncooper.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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