

## 5 WESTERDALE PICKERING



**A recently improved, detached bungalow providing over 700 square feet of accommodation, attractive grounds and ample parking, located within a popular residential area.**

Breakfast kitchen with a modern range of fitted units – Living room with a dual aspect

Two double bedrooms – Study – Bathroom

Upvc double glazing throughout – Gas fired central heating

Gardens to the front and back - Garage– Off-street parking

No Onward Chain

### OFFERS IN EXCESS OF £249,000

**Quietly located within a popular residential area, 5 Westerdale comprises a modern, detached bungalow with mature gardens, garage and off-street parking.**

The property has been recently cosmetically updated with new carpets, radiators and redecoration throughout. In total the accommodation amounts to 719 square feet. In brief; breakfast kitchen, dual aspect living and dining room. Two double bedrooms, study and bathroom with a modern white suite. The property has full double glazing, and a modern gas fired central heating system.



There are pretty, well-established gardens to the front and rear. To the side is a lengthy driveway leading up to the large single garage.



Pickering is a bustling market town, famous for its castle and steam railway. The town offers a wide range of amenities, including primary and secondary school, sport centre, restaurants, public houses and an array of retailers. Westerdale is located on the southern edge of the town and is an easy, level walk to the centre of the town.

## ACCOMMODATION COMPRISES

### DINING KITCHEN

3.71 m (12'2") x 2.77 m (9'1")

Range of grey base and wall units with woodgrain effect work tops incorporating stainless steel sink unit. Electric cooker point with extractor fan overhead. Casement windows to the front and side. Door out to the front. Radiator. Wood effect laminate floor. Automatic washing machine point. Coving



### LIVING ROOM

6.47 m (21'3") x 3.18 m (10'5")

Bay window to the front. Casement window to the side. Television point. Radiator. Wood laminate floor.



### INNER HALL

2.30 m (7'7") x 0.90 m (2'11")

Loft access hatch.



### BEDROOM ONE

4.52 m (14'11") x 3.13 m (10'3")

Casement window to the rear. Radiator. Coving.



### BEDROOM TWO

2.83 m (8'3") x 2.39 m (7'10")

Sliding patio doors. Coving. Radiator.



### STUDY

2.36 m (7'9") x 1.90 m (6'3")

Casement window to the side. Radiator. Coving.



### BATHROOM

2.78 m (9'1") x 1.75 m (5'9")

Bath with shower overhead. Low flush WC. Wash hand basin set. Tiled walls. Extractor fan. Casement window to the side. Chrome heated ladder towel rail. Airing cupboard housing the gas fired central heating boiler (2023).



### GARDEN

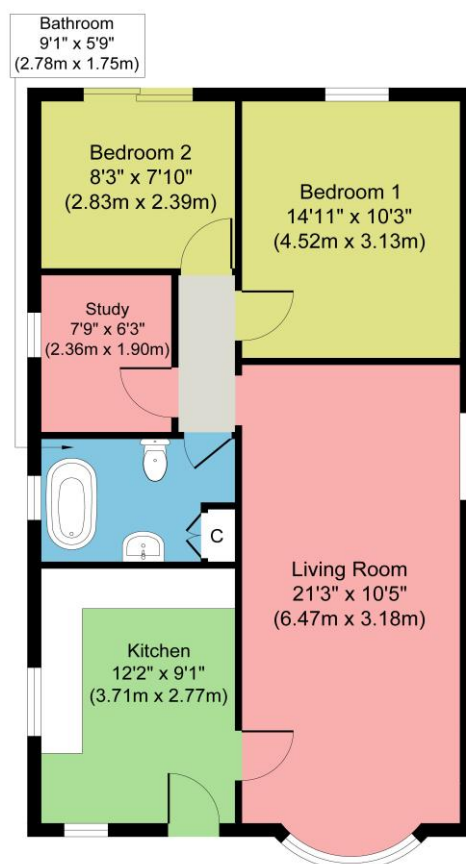
To the front and rear are attractive, well-established gardens, largely laid to lawn. There is a lengthy driveway, leading to the garage at the rear. A useful polytunnel stand in the back garden.

### GARAGE

8.12 m (26'6") x 3.75 m (12'3")

Up and over door. Electric light and power. Personnel door to the side.





**Approximate Floor Area**  
**719 sq. ft**  
**(66.82 sq. m)**

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

Services: Mains water, drainage, gas and electric.  
 Council Tax: Band C.  
 Post Code: YO18 8DS  
 Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.  
 Viewing: Strictly by appointment with the Agent's Pickering office.

#### ADDITIONAL INFORMATION

Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is intended only as an approximate guide. The services as described have not been tested and cannot be guaranteed. 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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