

Peter illingworth ESTATE AGENTS

10, Grebe Way
Pickering, YO18 8TL
Price Guide £375,000

www.peterillingworth.co.uk
Tenure: Freehold
EPC Band C, Property Tax: Band D

Occupying a sought-after residential position in Pickering, North Yorkshire, this is an attractive detached home extending to approximately 1,584 sq ft including garage. Offering flexible and well-planned accommodation, the property is ideal for families, retirees and multi-generational living. Features include a spacious sitting room, dining room, fitted kitchen, ground floor bedroom and bathroom, two further double bedrooms, shower room, garage, driveway parking and enclosed lawned rear garden with decking, open plan well stocked landscaped garden to the front. The property benefits from gas-fired central heating, mains services, an EPC rating of C and very low flood risk.



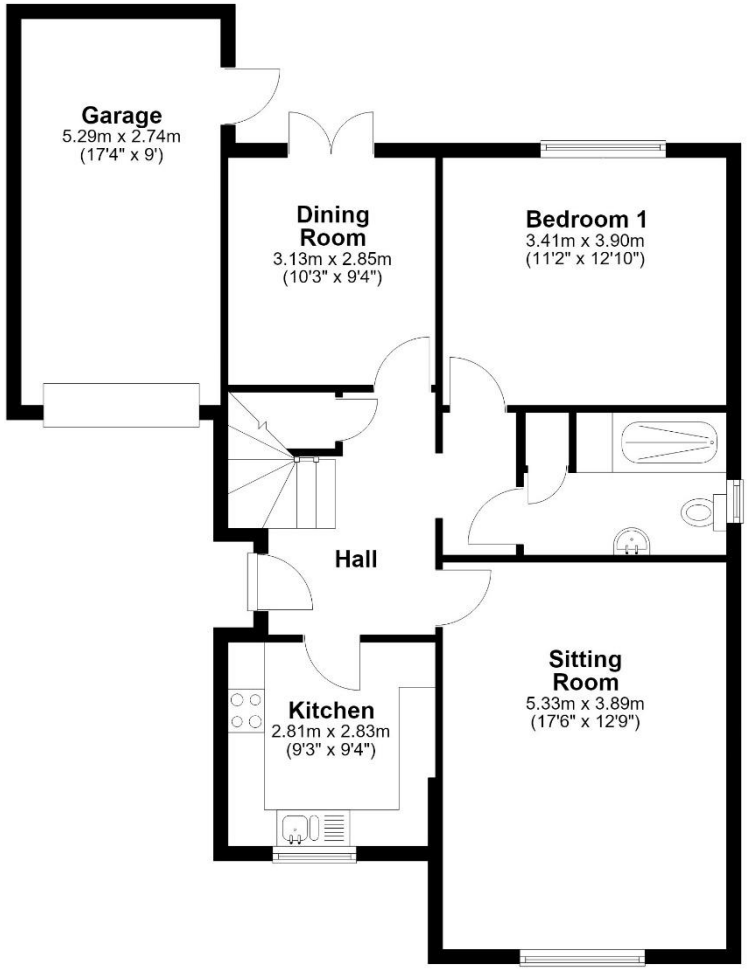
Pickering is one of the most desirable market towns in Ryedale, situated on the edge of the North York Moors National Park. The town offers excellent amenities including independent shops, supermarkets, cafés, restaurants, healthcare facilities and sporting clubs. Families benefit from highly regarded local schools including Pickering Community Infant and Nursery School, Pickering Community Junior School and Lady Lumley's School. Pickering is renowned for Pickering Castle, the North Yorkshire Moors Railway and superb countryside walks. Convenient road links provide access to Malton, Helmsley, Scarborough and York, making Pickering a popular location for buyers seeking a North Yorkshire lifestyle with excellent amenities and connectivity.





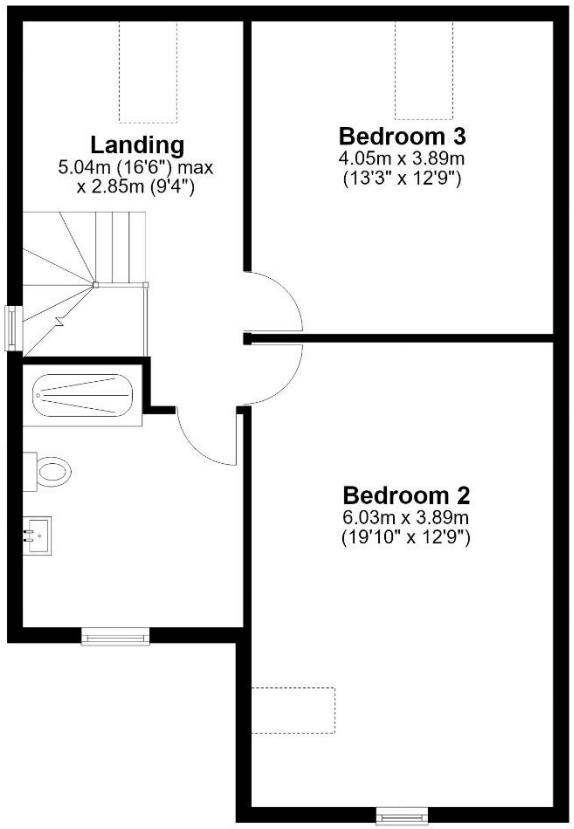
Ground Floor

Approx. 84.5 sq. metres (909.4 sq. feet)



First Floor

Approx. 62.7 sq. metres (674.8 sq. feet)



Total area: approx. 147.2 sq. metres (1584.3 sq. feet)

10 Grebe Way, Pickering

For information purposes, not to scale

















Tenure: We understand the property to be freehold and vacant possession will be given on completion.

Services: Mains water, drainage, gas and electricity are laid on. Gas fired central heating.

EPC: Band C

Property Tax: Band D

Broadband:
Basic 15 Mbps, Superfast Mbps 80, Ultrfast 10000 Mbps

Mobile Coverage:
EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT, Sky and Virgin

Flood Risk: Very low

What3Words: ///lushly.shadowing.nurse

Photography: By Peter Illingworth

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Viewing:
Strictly by appointment through the Agents
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