

## 19 TOWN END CLOSE PICKERING



**Semi detached property with a pretty gardens, garage, and private parking, well positioned within a well-regarded residential area.**

700 square feet of accommodation.

Entrance hall – Living Room – Dining Kitchen

Three bedrooms; two being double bedrooms - house bathroom.

Attractively landscaped gardens

Garage and a lengthy driveway providing plenty of off-street parking.

### GUIDE PRICE £235,000

**A semi-detached, three-bedroom house, with garage and attractively landscaped gardens, quietly positioned within a well-regarded residential area on the eastern side of Pickering.**

19 Town End Close has been in the same hands since it was built around 40 years ago and provides square feet of accommodation which offers potential for a new purchaser to update and configure to suit. In brief, entrance porch, living room and dining kitchen. Upstairs are three bedrooms, two of which are good sized double rooms and the bathroom. Fully double glazed throughout and with gas fired central heating via a newly fitted 2025 boiler. The property scores a C on the EPC register.

The property has an east/west orientation with an east facing back garden which has been largely hard landscaped into an attractive and low maintenance space. The front garden has been attractively landscaped into a more traditionally style cottage garden, which has in the past been awarded best small garden by Pickering in Bloom three years running.



19 Town End Close is conveniently located only a short walk from Pickering town centre. Pickering, known as 'The Gateway to the Moors' is a charming market town with a wide range of amenities including primary and secondary schools, sports centre, restaurants, public houses and an array of retailers. The town also boasts a number of visitor attractions. The historic City of York is situated about 30 miles to the south and provides a wide range of services and amenities including a main line train service to London Kings Cross and Edinburgh in less than 2 hours.

## ACCOMMODATION COMPRISES

### ENTRANCE VESTIBULE

Front door with inset window. Window to the front elevation. Internal door.

### LIVING ROOM

4.50 m(14'9") x 4.47 m(14'8")

Casement window to the front. Television point. Radiator. Stairs to the First floor with an open, understairs area.



### DINING KITCHEN

4.45 m (14'7") x 2.73 m(8'11")

Range of fitted base and wall kitchen cabinets with worktops incorporating a one and a half bowl stainless steel sink unit. Electric cooker point. Automatic washing machine point. Ideal gas fired central heating boiler. Casement window to the rear. Door opening out onto the rear garden. Radiator. Quarry tiled floor. Large storage cupboard.



## FIRST FLOOR

### LANDING

Fitted linen cupboard with slatted shelving

### BEDROOM ONE

3.61 m (11'10") x 2.40 m (7'10")

Range of fitted bedroom furniture. Radiator. Casement window the front.



### BEDROOM TWO

3.63 m (11'11") x 2.35 m (7'9")

Casement window to the rear. Radiator.



### BEDROOM THREE

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

Casement window to the front. Radiator. Loft access hatch.

### BATHROOM

1.98 m (6'6") x 1.97 m (6'6")

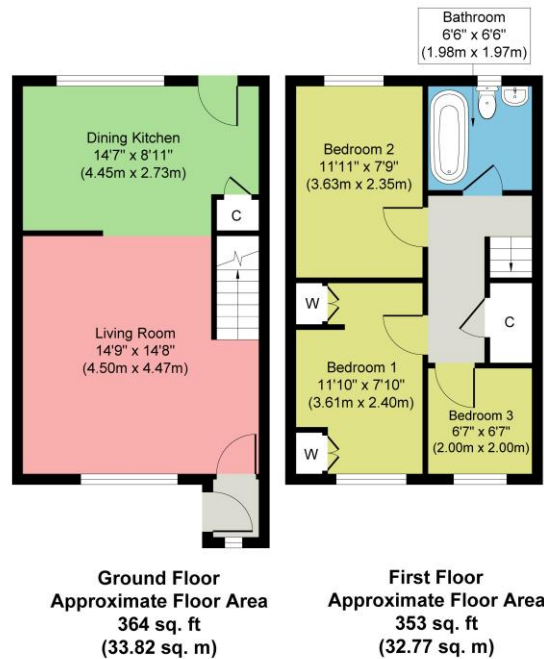
Matching suite; bath with tiled surround and handheld shower overhead. Low flush WC. Pedestal wash hand basin. Radiator. Casement window to the rear.



## OUTSIDE

GARAGE - 5.00 m (16'0") x 2.65 m (8'7")





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 electricity.  
Council Tax: Band C  
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.  
Postcode: YO18 8JB  
EPC: Current: C/73 Potential: C/80

## 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 given 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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