

Peter
illingworth
ESTATE AGENTS



35, Dove Road
Pickering, YO18 7UD
Price Guide £245,000

www.peterillingworth.co.uk
Tenure Freehold
EPC Band B Property Tax Band C

A modern three-bedroom semi-detached dwelling complete with sealed unit double glazing and central heating throughout. Constructed by David Wilson Homes with an NHBC Certificate with approximately 5 years to run.

Accommodation briefly comprises:

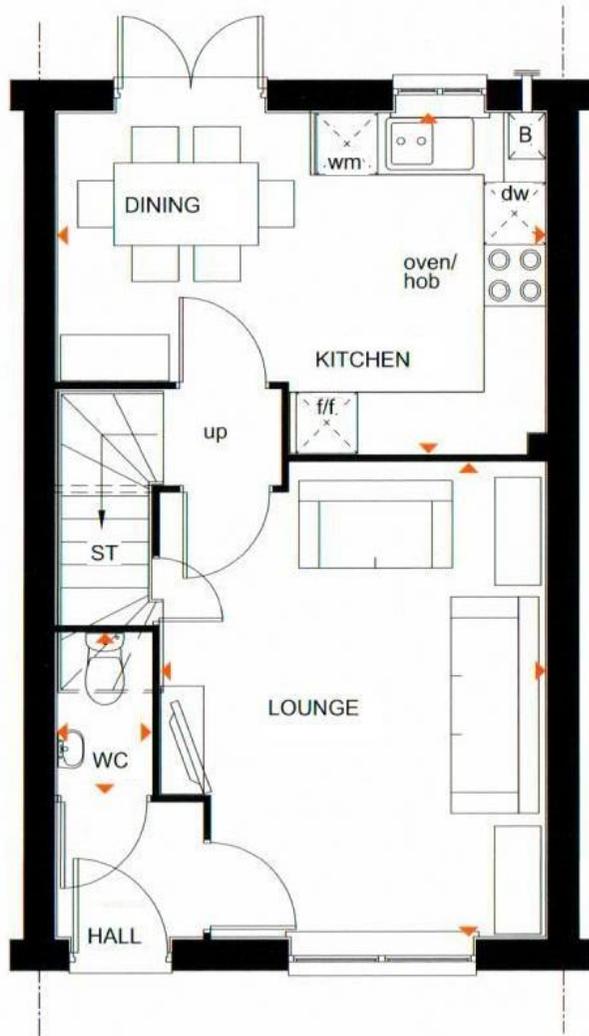
Ground floor: Front Entrance Lobby, Cloakroom, Sitting Room, Kitchen/Dining Area, double doors through to rear garden.

Second floor: Landing, Principal Bedroom with en-suite shower room, further double bedroom, single bedroom and house bathroom'

Open plan lawned garden to front with car standing to side for two cars. Rear enclosed garden with lawn and patio

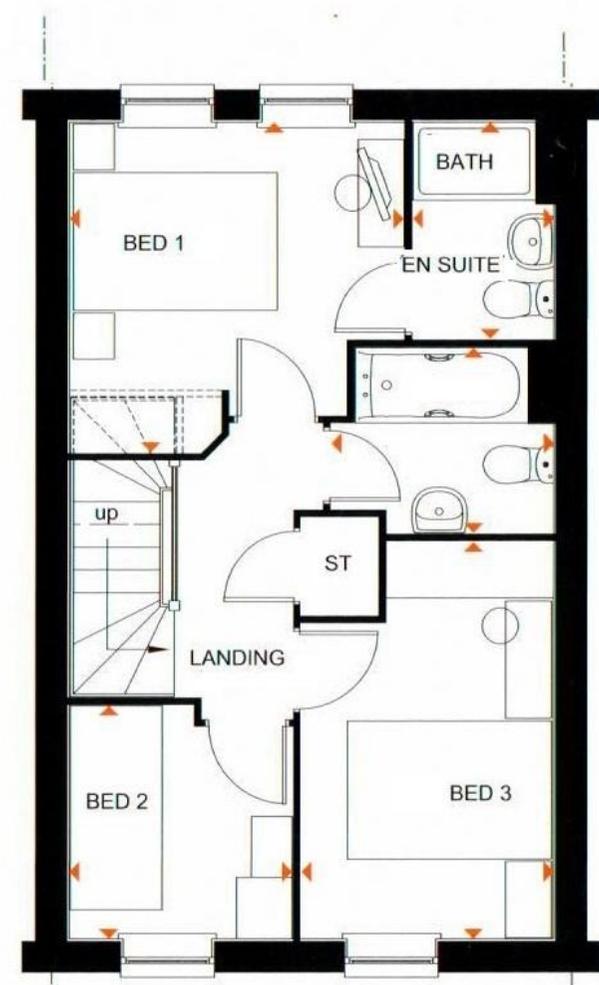
Well located for local amenities, Pickering boasts excellent schools—both primary and comprehensive—alongside a variety of shops and services. Enjoy easy access to the stunning North York Moors National Park, while being within comfortable commuting distance of the historic city of York and the picturesque coastal towns of Scarborough and Whitby.





Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 915 mm	5'1" x 3'0"



First Floor

Bed 1	3235 x 3276 mm	10'7" x 10'9"
En suite	1385 x 2119 mm	4'7" x 6'11"
Bed 2	2475 x 3891 mm	8'1" x 12'9"
Bed 3	2286 x 2186 mm	7'6" x 7'2"
Bath	1815 x 2181 mm	5'11" x 7'2"

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.

EPC: Band B

Estate Management Fee: £220.24 for the year, payable 6 monthly

Property Tax: Band C

Broadband:

Basic 18 Mbps, Superfast 75 Mbps, Ultrafast 2000 Mbps

Mobile Coverage:

EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT, Sky and Virgin

Flood Risk: Very low

What3Words: //topples.humidity.appealing

Photography: By Peter Illingworth

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti-Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

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Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office,
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The Property
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