Peter illingworth ESTATE AGENTS

17, Dove Road
Pickering, YO18 7UD
Price Guide £399,750

www.peterillingworth.co.uk
Tenure: Freehold
EPC Band B, Property Tax: Band E

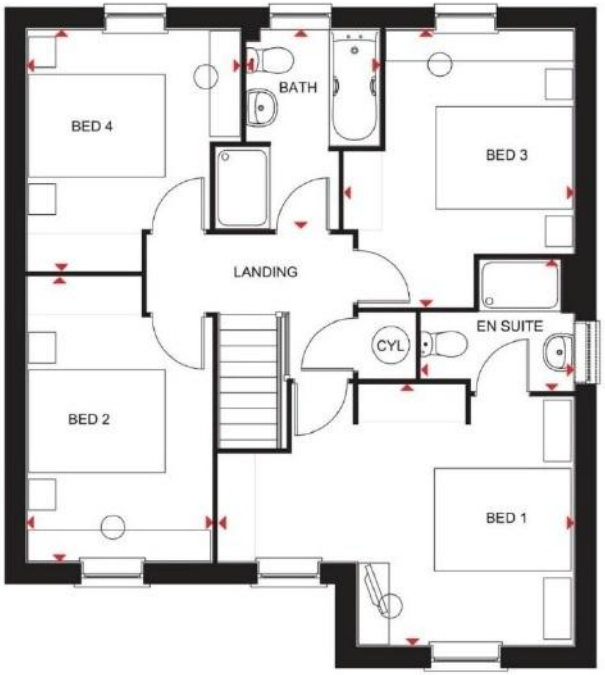
A modern four-bedroom detached family home, featuring gas-fired central heating and sealed-unit double glazing. This attractive property offers well-appointed accommodation throughout, including a superb open-plan kitchen/dining area with double doors that open directly onto the patio and rear garden - perfect for everyday living and entertaining.

Accommodation briefly comprises:
Ground floor: Entrance hall, cloakroom, sitting room, open plan kitchen/dining area.
First floor: Galleried landing, principal bedroom with en-suite shower room, three further bedrooms, house bathroom.

Externally:
Front garden, brick set drive leading to a built in garage, hard landscaping to side.
Rear garden: patio, enclosed lawned garden, garden shed.

Located within the highly regarded *Heather Croft* development by David Wilson Homes, the property sits on the northern edge of Pickering. The town provides an excellent range of local amenities and easy access to the North York Moors National Park and the Great Dalby Forest. The historic city of York and the coastal resorts of Scarborough and Whitby are all within comfortable commuting distance.

	Metric
Kitchen / Family / Dining	6037mm x 4735mm
Lounge	5772mm x 3235mm
Utility	2225mm x 1877mm
WC	1786mm x 895mm



	Metric
Bathroom	2913mm x 1950mm
Bedroom 1	5195mm x 3823mm
Bedroom 2	4161mm x 2707mm
Bedroom 3	4056mm x 3365mm
Bedroom 4	3527mm x 3124mm
Ensuite 1	2235mm x 1924mm

For information purposes, not to scale

splash mat

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.

Estate Management Fee: £220 for the year

EPC: Band B

Property Tax: Band E

Broadband:
Basic 18 Mbps, Superfast Mbps 80, Ultrfast 2000 Mbps

Mobile Coverage:
EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT, Sky and Virgin

Flood Risk: Very low

What3Words: ///perfectly.putty.statue

Photography: By Peter Illingworth

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Viewing:
Strictly by appointment through the Agents
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