



18 Willow Court Recreation Road | Pickering YO18 7EY

An immaculately presented two bedroom semi detached bungalow occupying a pleasant corner position within this much sought after sheltered housing development lying just south of Pickering town centre.

The well planned accommodation which has only recently been refurbished comprises entrance hallway, sitting room enjoying views over the garden area to the rear, newly fitted kitchen and shower room and two bedrooms.

The scheme is available to those over 55 years of age.

Willow Court lies within easy reach of all the local amenities and recreational facilities which the market town of Pickering offers.

Internal viewing is highly recommended.

Guide Price £200,000



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Entrance Porch

With door leading to:

Reception Hallway

Wall mounted electric heater, access to roof space.

Sitting Room

14'5" x 12'11" (4.39m x 3.94m)

Patio doors leading onto the rear garden. Wall mounted electric heater. Coving to ceiling. Built in storage cupboard.



Kitchen

10 x 8'7" (3.05m x 2.62m)

With coordinating wall and floor units including one and a half bowl sink unit with mixer tap and drainer, worktops, tiled splashbacks, built in four ring hob with extractor canopy over and oven with grill; plumbing for automatic washing machine.

Bedroom One

12' x 9'5" (3.66m x 2.87m)

With wall mounted electric heater, coving to ceiling, window to front elevation and built in wardrobes.



Bedroom Two

9'5" x 8'7" (2.87m x 2.62m)

With wall mounted electric heater, coving to ceiling and built in wardrobes.
With wall mounted electric heater, coving to ceiling and window to front elevation.

Shower Room

With suite comprising double shower cubicle, low flush w.c. and wash basin in vanity unit; tiled wall areas and extractor fan.

Outside

Paved sitting area with lawn and border. Garden Shed.

Services

Electricity, water and drainage.

Electric heating. (This is a new system which are thermostatically controlled.)

Management Services

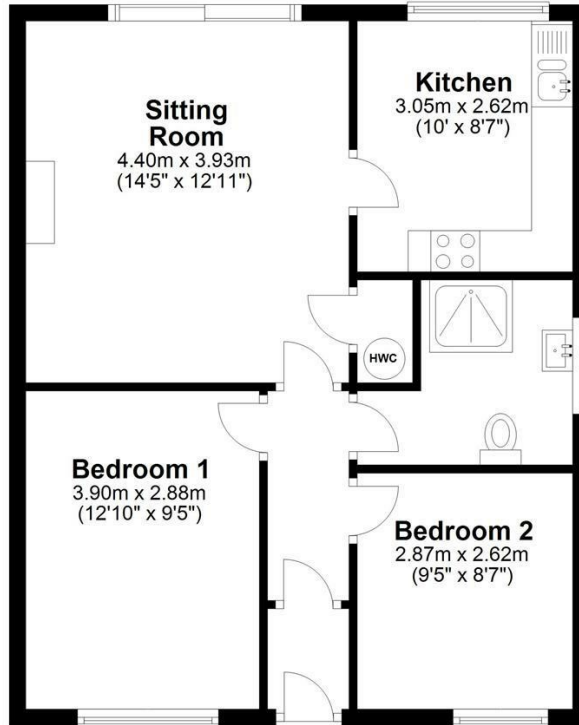
The residents of the property must be aged 55 or over or be registered disabled. Willow Court is a joint management between the developers and Accent Property Solutions Ltd. and we are advised that there is a Service Charge of £2,443.96 which is an annual payment.



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Ground Floor

Approx. 55.9 sq. metres (601.7 sq. feet)



Total area: approx. 55.9 sq. metres (601.7 sq. feet)
18 Willow Court, Pickering

VIEWING

By telephone appointment with the Agents, Pickering Office. Tel: 01751 472724.

COUNCIL TAX BAND

Band C.

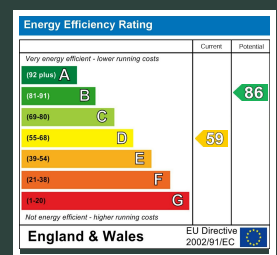
ENERGY PERFORMANCE RATING

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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Est. 1801