



8 Spire View | Pickering

A superbly presented two bedroom town house situated in this exclusive gated development situated in a convenient location in the market town of Pickering with its extensive amenities.

- Unique two bedroom town house situated in this exclusive gated development in the centre of Pickering
- Two bedrooms, en-suite, landing and sun terrace.
- Resident facilities including communal orangery and attractive communal gardens.
- To be let on an initial 6 month Assured Shorthold Tenancy
- Open plan kitchen and dining area, utility room and wet room
- Allocated undercover parking space, with secure storage plus additional guest parking.
- Available on a furnished basis
- No smokers nor pets allowed

£900 PCM



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ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

With built in cupboard housing underfloor heating unit.

SITTING ROOM

15'11" x 15'6" max to 11'11" min (4.85m x 4.72m max to 3.63m min)

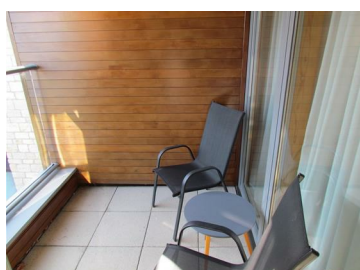
Attractive and spacious sitting room with large picture window overlooking communal gardens; downlighting, wall lights.

INNER HALLWAY

With tiled flooring, useful utility cupboard with washing machine and tumble dryer; shelving.

WET ROOM

fully tiled and drains to a central floor drain; wash hand basin with mixer tap, low flush w.c. wall mounted bathroom cabinet.



OPEN PLAN KITCHEN / DINING ROOM

16'6" max to 11'10" min x 15'7" (5.03m max to 3.61m min x 4.75m)

Comprising single drainer sink unit with mixer tap over, granite work surfaces and splash-backs, wall and base units incorporating drawer compartments; Siemens built in oven, four ring hob, extractor canopy, built in fridge/freezer, built in dishwasher; tiled flooring, double glazed window to rear elevation; downlighting and doors lead to outside terrace with timber decking. The dining area of the "dual height" dining kitchen has two velux roof lights.

TO THE FIRST FLOOR

LANDING

Door to balcony.

SUN TERRACE

Views over communal gardens.

MASTER BEDROOM

14'0" x 11'11" (4.27m x 3.63m)

With two double glazed picture window to front elevation, additional small window, door to balcony, downlighting, access to roof space and fitted wardrobes.

EN SUITE BATHROOM

Shower cubicle and tiled shower unit, tiled panelled bath, wash hand basin, low flush w.c.; tiled splash-backs, tiled flooring. Feature alcove with downlighting. Chrome heated towel rail, Bathroom cupboard.



BEDROOM TWO

9'1" into wardrobe max to 6'11" min x 8'0" (2.77m into wardrobe max to 2.11m min x 2.44m)

Two double glazed sky light windows.

SERVICES

Water, electricity and drainage.

Underfloor heating throughout the property which is a communal gas fired system.

Bathroom, kitchen and downstairs shower room have automatic "expelair" ventilation system.

The tenants of an individual property are responsible for paying their heating and electrical, according to usage and towards communal areas, to the commonhold residential management company.

COMMUNAL AREAS

- 1.) Secure site, gated, cctv and intercom.
- 2.) Residents lift.
- 3.) Residents swimming pool.
- 4.) Residents guest accommodation.
- 5.) Residents communal orangery.
- 6.) Communal gardens.
- 7.) Allocated under cover parking space with secure storage plus additional guest parking.
- 8.) Each property has an individual outside storage unit in car port.

The use of the above areas, including the swimming pool, are available for the tenants to use, subject to signing and respecting the terms of usage set out by the commonhold documentation.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel: 01653 692151.

COUNCIL TAX BAND

We are verbally informed the property lies in Band D. Prospective tenants are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band C. The full EPC can be viewed at our Malton office.

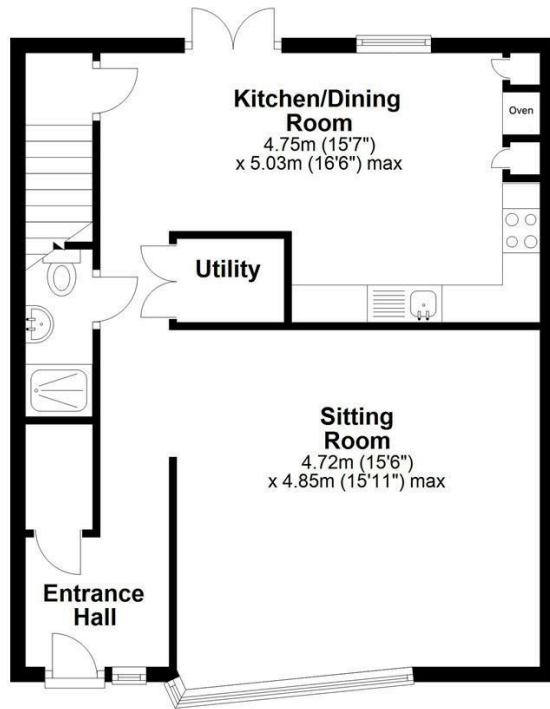
WHAT3WORDS

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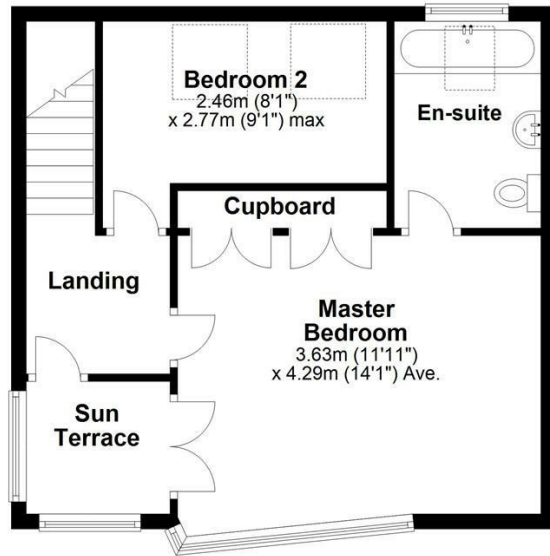


8 Spire View | Pickering

Ground Floor



First Floor



8 Spire View, Pickering

VIEWING

Strictly by appointment with the Agent

COUNCIL TAX BAND

D

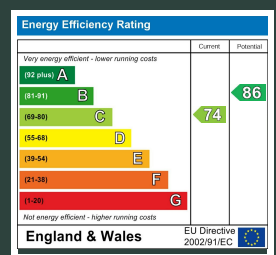
ENERGY PERFORMANCE RATING

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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