



## 11 Pool Court | Pickering YO18 8DR

11 Pool Court is a detached bungalow enjoying a pleasant position in this highly regarded residential area lying to the south of Pickering town centre.

The well maintained accommodation comprises kitchen with built in units, sitting room, inner hallway, two bedrooms and shower room all of which benefits from gas fired

central heating and double glazing throughout.

Externally there are gardens to the front and rear with GARAGE and driveway providing further parking.

Pool Court is within easy reach of the good local amenities and recreational facilities which the market town of Pickering offers.

NO ONWARD CHAIN.



**Guide Price £240,000**

# 11 Pool Court | Pickering



## KITCHEN

With wall and floor units comprising one and half bowl stainless steel sink unit with mixer tap over, drawer compartments, roll edge work surfaces, tiled splash-backs, four ring gas hob with extractor canopy over, built in oven, space for under counter fridge and freezer, plumbing for automatic washing machine, useful larder cupboard; wall mounted gas fired central heating combination boiler. Double glazed window to the front and side elevations, coving to ceiling, Door to inner hallway.



## SITTING ROOM

Fireplace with attractive surround and marble effect inset and hearth with coal effect gas fire; central heating radiator, coving to ceiling, double glazed bow window to the front elevation and double glazed window to the side elevation.

## INNER HALLWAY

With access to boarded loft space via fitted ladder.

## BEDROOM ONE

With central heating radiator, coving to ceiling, double glazed window to the rear elevation overlooking the garden. Double wardrobe with mirror doors having hanging space and shelving.



## BEDROOM TWO

Housing a range of fitted furniture comprising triple wardrobe with hanging space and drawers below, base cupboards with wash hand basin set in top, wall cupboards.

Central heating radiator, coving to ceiling, double glazed window to the rear elevation and double glazed door to the outside.

## SHOWER ROOM

Comprising shower cubicle with shower unit with wall boarding, pedestal wash hand basin with mixer tap, low flush w.c., Wall tiling, chrome heated towel rail ( ladder style ); double glazed window to the side elevation.

## OUTSIDE

To the front there is a low maintenance garden with circular border and retaining wall, long side driveway leads to SINGLE GARAGE having electric/remote control "up and over" door, light and power; handgate to the side leading to rear garden.

The garden to the rear which is enclosed and has a paved patio area, pathway leading to second paved area/sitting area; circular bed having trees shrub with gravel low maintenance surrounding.

## SERVICES

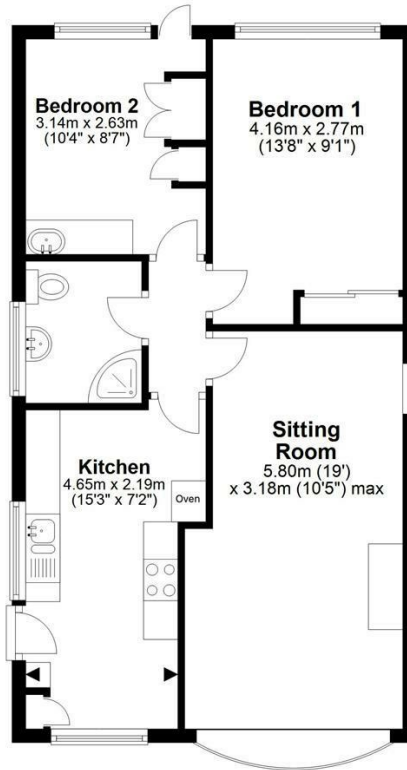
Gas, electricity, water and drainage.



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## Ground Floor

Approx. 55.4 sq. metres (596.6 sq. feet)



Total area: approx. 55.4 sq. metres (596.6 sq. feet)  
**11 Pool Court, Pickering**

### VIEWING

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

### COUNCIL TAX BAND

Band C.

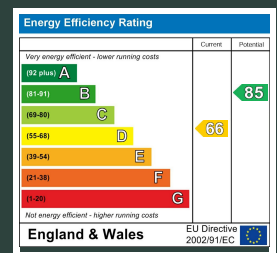
### ENERGY PERFORMANCE RATING

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**BC**  
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