



## 36 The Bungalow, Mickle Hill | Pickering, YO18 7NB

A superb 2 bedroom bungalow situated within the Mickle Hill development that occupies a prime position with a lovely open aspect to the rear offering privacy and a beautiful sunny aspect.

Mickle Hill is a retirement village operated by Rangeford Villages situated on the southern outskirts of Pickering. The accommodation is to a high specification and comprises fully fitted kitchen with built in appliances and high quality units, dining area with sitting room ( open plan ), two bedrooms and luxury fitted Jack & Jill shower room

Externally there is a lovely outlook to the rear overlooking fields and parking area. Pickering is a thriving market town set on the edge of the North York Moors National Park where a wide variety of shopping and leisure facilities are available.



**Guide Price £280,000**



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### Accommodation Comprises

#### Entrance Door

Leads to reception hallway

#### Reception Hallway

Amtico Wood effect flooring, built in cupboard.

#### Open Plan Sitting Room, Dining Area and Kitchen

19'9" x 9'11" & 8'7" x 8'7" (6.02m x 3.02m & 2.62m x 2.62m)

Sitting Room/Dining Area: With gas central heating radiator, double glazed bay window to the front elevation, double glazed window to the rear elevation and door leading to outside. Kitchen: Comprising stainless steel single drainer sink unit with mixer tap over and set within rolled edge work surfaces, wall and base units incorporating drawer compartments, built in oven, four ring electric hob with

splash back and extractor canopy over, built in dishwasher and washer dryer, concealed wall mounted gas fired central heating boiler, built in fridge freezer, spot lighting, coving to ceiling, double glazed window to the rear elevation.

#### Bedroom One

13'3" x 11'8" (4.04m x 3.56m)

With double glazed window to the side elevation, coving to ceiling, central heating radiator.

#### Jack & Jill Shower Room (to the hallway)

Comprising shower cubicle with shower unit, shower screen, vanity unit with inset wash hand basin with drawer below, mixer tap over, low flush w.c., partial wall tiling, non slip floor, double glazed window, spot lighting to ceiling, central heating radiator and chrome heated towel rail.



## Bedroom Two

9'1" x 12' (2.77m x 3.66m)

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

## Outside

With lovely views to the rear overlooking communal gardens and fields beyond.

## Services

Mains electricity, gas, water and drainage are connected.

## Service Charge

Currently from the 1st of July 2025 the monthly cost is £360.19 or £4322.28 per annum

## Wellbeing Charge

Currently from the 1st July 2025 £278.66 per month or £3343.92 per annum

## Ground Rent

Currently from 1st July 2025 £37.79 per month or £453.48 per annum.

## Tenure

Leasehold 125 years, starting October 2015

## Note

Mickle Hill Provides a range of facilities to include a Pavillion, cafe bistro, gym and a guest suite to rent for visiting friends or family. Full details of the services provided can be requested through the agent.



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Total area: approx. 70.1 sq. metres (754.9 sq. feet)  
**36 Mickle Hill, Pickering**

## VIEWING

Strictly by appointment with the agents.

## COUNCIL TAX BAND

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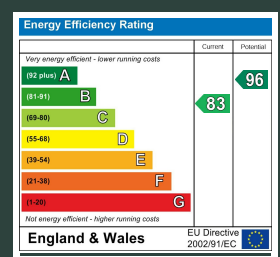
## ENERGY PERFORMANCE RATING

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