



11 Green Howards Road | Pickering, YO18 7JR

A well maintained family detached house situated on this popular development on the eastern side of Pickering but within a short walking distance of the main market place and amenities.

The property offers good sized accommodation over 2 floors along with ample parking and garage.

The accommodation comprises; entrance hallway, sitting room, dining room, bespoke breakfast kitchen, utility room and cloakroom to the ground floor. To the first floor there is an ensuite shower room to the master bedroom with three further bedroom and family bathroom.

Mature planting and gardens to the front and rear along with garage and parking.

Pickering is popular market town set on the edge of the North Yorks National Park and offers a wide variety of leisure and shopping facilities as well as schooling for all age groups.



Guide Price £385,000

BoultonCooper

BC
Est. 1804

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Accommodation Comprises

Entrance Door

Leads to reception hallway.

Reception Hallway

With central heating radiator, stairs to first floor landing, oak door with glass panelling lead to sitting room and dining room.

Sitting Room

21' x 10'9" (6.40m x 3.28m)

With marble effect feature fireplace, newly installed gas fire, double glazed window to the front elevation, double glazed patio doors leading to the rear garden, central heating radiator, spot lighting and coving to ceiling.

Dining Room

14'9" x 9'10" (4.50m x 3.00m)

Double glazed bay window to the front elevation, central heating radiator and coving to ceiling.

Breakfast Kitchen

12' x 8' (3.66m x 2.44m)

Having bespoke handmade units comprising, 1 1/2 bowl drainer sink unit with mixer tap over, wall and base unit incorporating drawer compartments

with tiled splash backs, rolled edge work surfaces, built in dishwasher, fridge freezer, built in oven with gas hob and extractor canopy over. Concealed wall mounted gas fired central heating boiler which has been replaced by the current owners. central heating radiator, glazed oak panel door, spot lighting to ceiling and double glazed window to the rear elevation.

Utility Room

9'4" x 5'2" (2.84m x 1.57m)

Housing wall and base units, plumbing for automatic washing machine, door to outside, central heating radiator, double glazed window to the rear elevation, oak door with glass panel leads to sitting room.

Cloakroom

Housing low flush w.c., wash hand basin with cupboard below, heated towel rail.

First Floor

Landing

With oak door to all rooms.





Master Bedroom

11'8" x 10'7" (3.56m x 3.23m)

With fitted wardrobes, double glazed window to the rear elevation, central heating radiator,

Ensuite

Comprising tiled shower cubicle with shower unit, wash hand basin with cupboard below and tiled splash backs, low flush w.c, chrome heated towel rail, double glazed window, spot lighting to ceiling,

Bedroom Two

10'10" x 9'9" (3.30m x 2.97m)

Double glazed window to the front elevation, central heating radiator, wardrobe and overstairs cupboard.

Bedroom Three

11'3" x 8'11" (3.43m x 2.72m)

With double glazed window to the rear elevation and central heating radiator.

Bedroom Four

7'6" x 9'4" (2.29m x 2.84m)

With double glazed window to the rear elevation and central heating radiator.

Bathroom

Comprising panelled bath, shower cubicle with shower unit, pedestal wash hand basin, low flush w.c. double glazed window to the rear elevation and central heating radiator.

Outside

Laid lawn to the front of the property with hedgerow and flower/shrubbery borders, gravelled driveway, further tarmac driveway to the side which leads to GARAGE with up and over door with light and power. The garden to the rear has a patio area, garden shed with light and power, laid lawn, garden pathway, established shrubs and planting to the borders and fencing to the boundaries.

Services

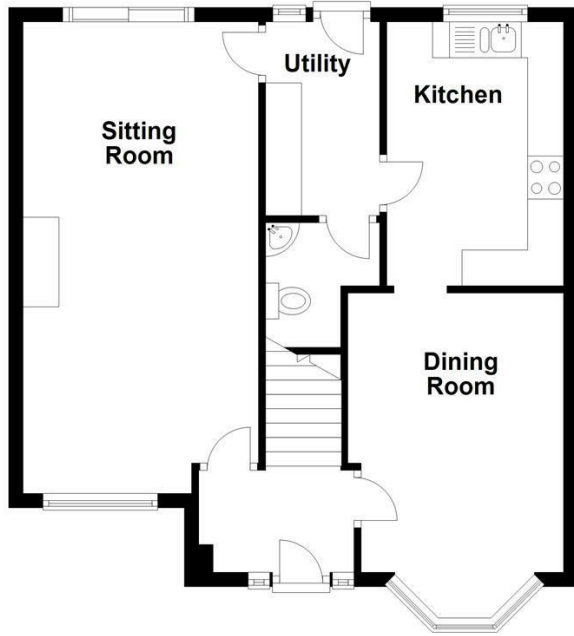
Mains electricity, gas, water and drainage.



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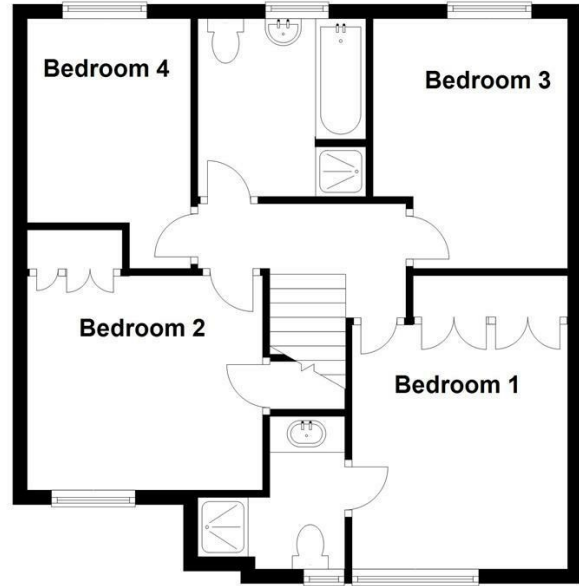
Ground Floor

Approx. 55.3 sq. metres (595.1 sq. feet)



First Floor

Approx. 54.8 sq. metres (590.3 sq. feet)



Total area: approx. 110.1 sq. metres (1185.4 sq. feet)

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VIEWING

Strictly by appointment with the agents

COUNCIL TAX BAND

E

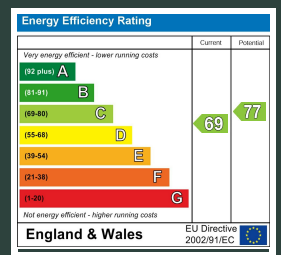
ENERGY PERFORMANCE RATING

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