



## 1 Westlands | Pickering, YO18 7HJ

A brick built two bedroom semi detached bungalow situated in a well established residential area lying on the northern side of Pickering. The bungalow offers comfortable and well maintained accommodation and enjoys the benefit of double glazing and gas fired central heating.

Externally there are low maintenance gardens to the front and rear with summer house; long block paved driveway parking to the side.

Accommodation comprises; Reception hallway, sitting room, kitchen/diner, two bedroom and wet room.



**Offers Over £200,000**

# 1 Westlands | Pickering



## THE ACCOMMODATION

### ENTRANCE DOOR

Leads to:

### RECEPTION HALLWAY

With central heating radiator, archway to kitchen, access to roof space being fully boarded.

### SITTING ROOM

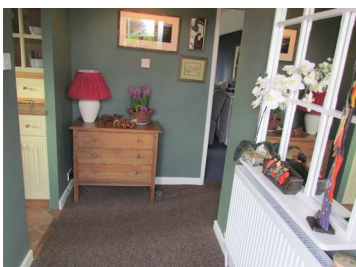
15'9" x 12'4" (4.80m x 3.76m)

With feature fireplace having wooden surround and mantle, tiled hearth, covered central heating radiator, picture rail, double glazed picture window to the rear. elevation

### KITCHEN

11'10" x 9'11" (3.61m x 3.02m)

Housing a range of units comprising single drainer sink unit set within rolled edge work surfaces with mixer tap over, range of wall and base units incorporating drawer compartments, display cabinet, splash backs, space for cooker, extractor canopy, wall mounted Worcester gas fired central heating boiler, plumbing for automatic washing machine, space for fridge freezer, central heating radiator, double glazed window to the rear elevation and door to outside.





### **BEDROOM ONE**

11'3" x 11' (3.43m x 3.35m)

Fitted wardrobes having hanging space and shelving with sliding doors, double glazed window to the front elevation, covered central heating radiator.

### **BEDROOM TWO**

9'10" x 9'4" (3.00 x 2.84)

Double glazed window, central heating radiator.

### **BATHROOM/WET ROOM**

6'4" x 6'4" (1.93 x 1.93)

Opague double glazed window, partial wall tiling with electric shower, pedestal wash hand basin, low level w.c., ceiling extractor fan, chrome heated towel rail.

### **EXTERIOR**

Low maintenance gravelled front garden and flower/shrubbery border, long block paved driveway to the side and additional gravelled and paved area with garden shed.

Low maintenance rear garden with artificial grass seating area, gravelled area with flower/shrubbery borders, fencing to the boundaries, stepping stone path leads to Summer House with double opening doors and windows.

### **SERVICES**

Mains electricity, gas, water and drainage are connected.

### **N.B.**

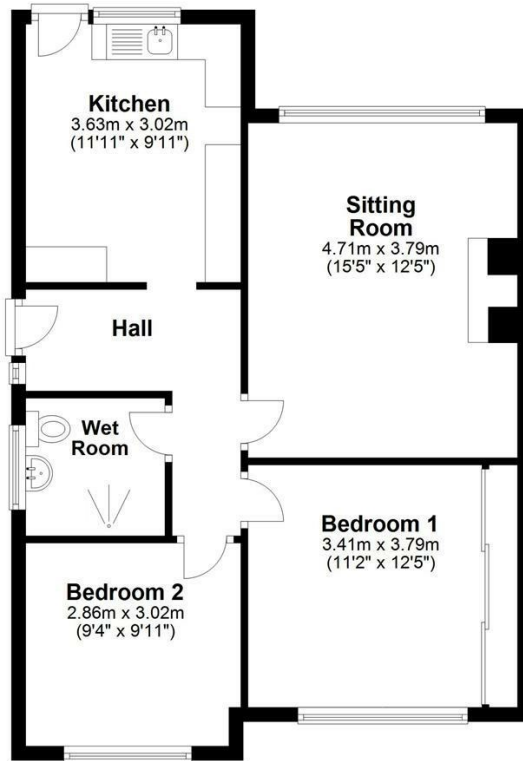
New radiators have just recently been fitted.



# 1 Westlands | Pickering

## Ground Floor

Approx. 62.6 sq. metres (673.7 sq. feet)



Total area: approx. 62.6 sq. metres (673.7 sq. feet)  
**1 Westlands, Pickering**

### VIEWING

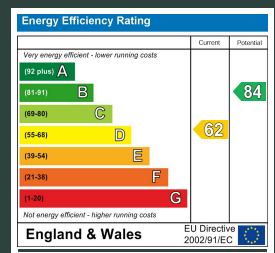
By appointment with the Agents, Pickering Office. Tel: 01751 472724

### COUNCIL TAX BAND

C

### ENERGY PERFORMANCE RATING

D



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**BC**  
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