



19 Willow Court, Recreation Road | Pickering, YO18 7EY

Situated close to the town centre of Pickering this cottage style property offers 2/3 bedroom accommodation and internal viewing is highly recommended. The accommodation is arranged over two floors and offers; Entrance porch with reception hallway, sitting room, kitchen, ground floor bathroom with

shower and bedroom/dining room. To the first floor; landing, master bedroom, bathroom and further bedroom/study. Electric wall mounted storage heaters, double glazing and small patio area to the rear.

The scheme is open to those over 55 years of age or with a registered disability.



Guide Price £179,500

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Accommodation Comprises

Entrance Door

Leads to:

Enclosed Porch

With door leading to:

Reception Hallway

Stairs to first floor landing, doors to bathroom, sitting room and ground floor bedroom.

Sitting Room

With feature fireplace having wooden surround, electric fire, coving to ceiling, wall mounted electric heater and double glazed window to the front elevation.

Kitchen

Comprising 1 1/2 bowl drainer sink unit set within rolled edge work surfaces with mixer tap over, wall and base units incorporating drawer compartments, display cabinets, tiled splash backs, plumbing for automatic washing machine, space for undercounter fridge and freezer, built in oven with four ring hob and extractor canopy over, double glazed window to the rear elevation and door to outside.

Bathroom

Comprising panelled bath with shower unit over, pedestal wash hand basin, low flush w.c., partial wall tiling and extractor fan.



Ground Floor

Bedroom/Dining Room

With wall mounted electric heater, coving to ceiling, double glazed window to the rear elevation.

First Floor

Landing

Master Bedroom

With two under eaves storage cupboards, double glazed window to the front elevation and wall mounted electric heater.

Second Bedroom/Study

With skylight window.

Bathroom

Comprising panelled bath, pedestal wash hand basin, low flush w.c.,

Outside

Rear patio and mature planting.
Right of way over rear of property to adjacent property.

Services

Mains electricity, water and drainage are connected.
Electric storage heaters.

Management Services

The residents of the property must be aged 55 or over or be registered disabled. Willow Court is a joint management between the developers and Accent Property Solutions Ltd. and we are advised that there is a Service Charge of £2,042.00 which is an annual payment that covers the following:

House manager
Building Insurance
External maintenance & decoration
Maintenance of roads/landscaped garden areas

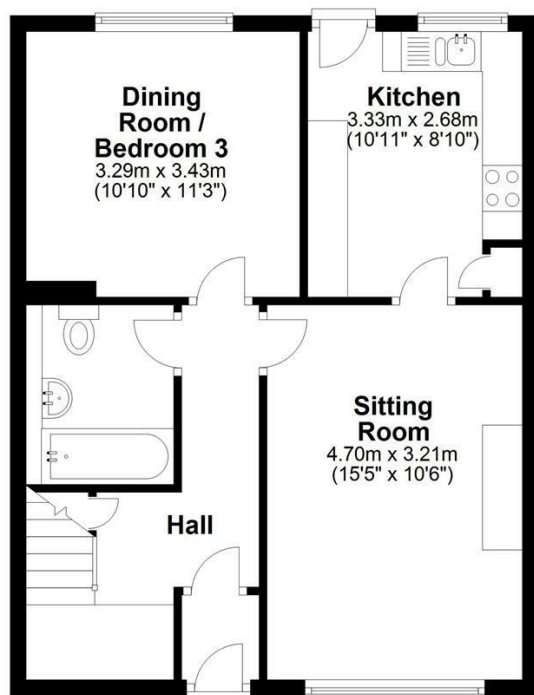
The property can be sold at any time in the usual way, but on a re-sale 1% will be charged by the Housing Association to cover administration and other costs.



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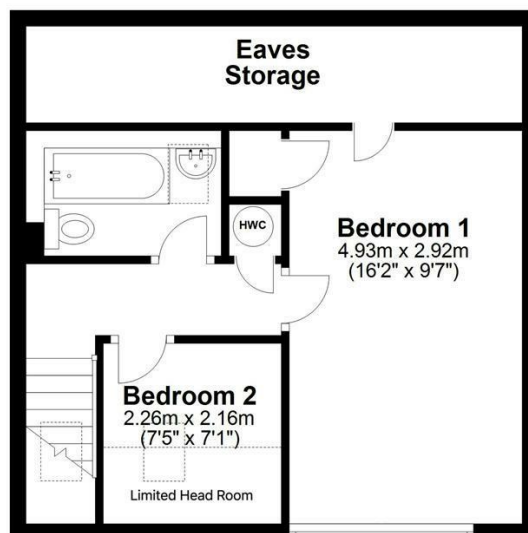
Ground Floor

Approx. 50.4 sq. metres (542.8 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



Total area: approx. 89.2 sq. metres (960.6 sq. feet)

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VIEWING

Strictly by appointment with the agents.

COUNCIL TAX BAND

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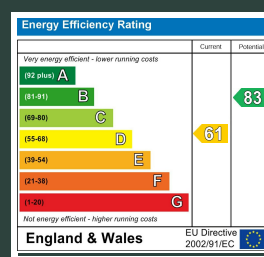
ENERGY PERFORMANCE RATING

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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