



## 20 Westerdale | Pickering, YO18 8DS

A spacious semi detached home situated in a quiet cul de sac within a short walk of Pickering town centre. The property offers good sized accommodation with generous sized kitchen with dining area and spacious living room. To the first floor there are two double bedrooms and a single and a family bathroom. To the outside there is a block paved driveway

capable of parking two cars which leads to attached garage, garden area to the front and low maintenance rear garden with patio and gravelled areas, garden sheds and mature planting. The property benefits from double glazing and has had a new boiler fitted during 2023. Viewing is highly recommended and there is no onward chain.



**Guide Price £250,000**



## Accommodation Comprises

### Spacious Reception Hallway

With coving to ceiling, central heating radiator and understairs storage cupboard.

### Kitchen

8'4" x 16'1" (2.54m x 4.90m)

Comprising single drainer sink unit with mixer tap over, rolled edge work surfaces, a good range of wall and base units incorporating drawer compartments with tiled splash backs and tiled window sills, electric cooker point, free standing hotpoint oven with hob and extractor fan over, coving to ceiling, plumbing for automatic washing machine, space for upright fridge freezer, laminate flooring, understairs storage cupboard, door to garage, door to outside. Two double glazed windows to the rear elevation, archway to dining area.

## Dining Area

8'4" x 8'6" (2.54m x 2.59m)

With central heating radiator, coving to ceiling, double glazed french doors opening up onto the rear garden.

## Sitting Room

14'3" x 10'7" (4.34m x 3.23m)

With feature fireplace having marble surround, back and hearth with fitted electric fire. Double glazed bay window to the front elevation, central heating radiator, coving to ceiling.

## First Floor

### Landing

Double glazed window to the side elevation, built in cupboard housing Worcester boiler, access to roof space, central heating radiator.

### Bedroom One

12' x 10'3" (3.66m x 3.12m)

With a range of fitted furniture comprising fitted wardrobes, drawer



compartments, dressing table, coving to ceiling, central heating radiator and double glazed window to the front elevation.

### Bedroom Two

10'10" x 8'3" (3.30m x 2.51m)

Fitted wardrobes with hanging space and shelving, double glazed windows to the rear elevation, coving to ceiling and central heating radiator.

### Bedroom Three

8'4" x 6'4" (2.54m x 1.93m)

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

### Bathroom

Comprising kidney shape panelled bath, shower unit and shower rose, vanity unit with inset wash hand basin, mixer tap over and cupboards below, low flush. w.c., complimentary wall tiling, ladder style chrome heated

towel rail and double glazed windows to the rear and side elevations.

### Outside

To the front of the property there is a block paved driveway giving access to garage, low maintenance front garden with gravelled area and hedgerows to the the boundaries. To the rear there is a good sized patio area, gravelled area and pathway. Flower and shrubbery borders and various other trees and shrubs, fencing to the boundaries, gate to the rear and two sheds.

GARAGE 16'2" x 7'10" with light and power, electric roller door and personal door into the Kitchen.

### Services

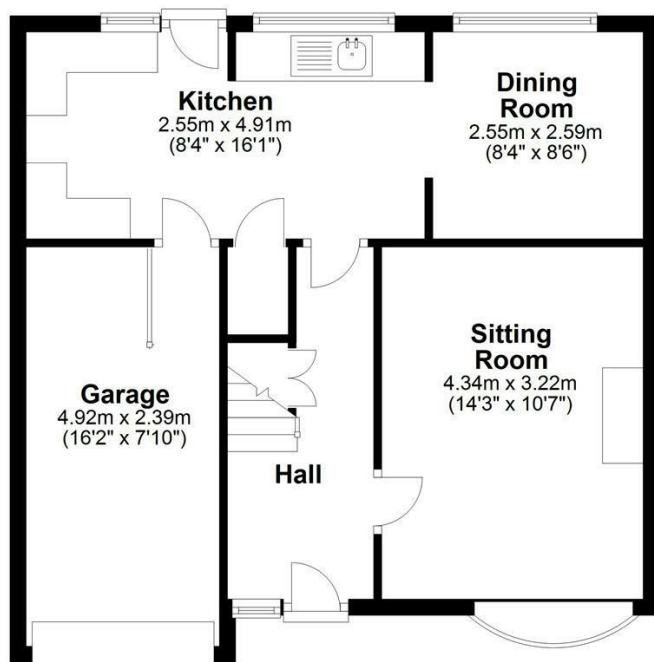
Mains electricity, gas, water and drainage area connected.



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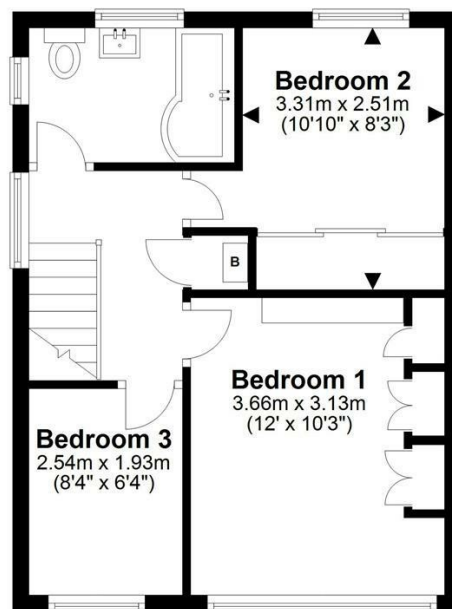
## Ground Floor

Approx. 54.8 sq. metres (589.7 sq. feet)



## First Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



Total area: approx. 90.8 sq. metres (977.2 sq. feet)

**20 Westerdale, Pickering**

## VIEWING

Strictly by appointment with the agents

## COUNCIL TAX BAND

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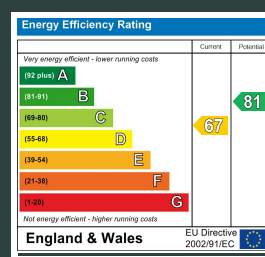
## ENERGY PERFORMANCE RATING

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**BC**  
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