



44 Derwent Road | Pickering. YO18 7UB

An attractive modern semi detached home which is well presented throughout, situated in an enviable position within this popular sought after development, comprising; entrance lobby, cloakroom with w.c., sitting room. Good sized dining kitchen with doors leading out onto the rear garden. To the first floor; landing, master bedroom with ensuite shower room, two further bedrooms and family bathroom. Outside there's parking for two cars to the front of the property, side access leads to the enclosed rear garden. Internal viewing highly recommended.

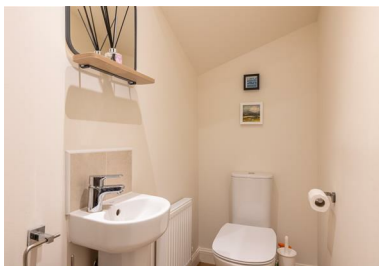


Guide Price £254,950

BoultonCooper

BC
Est. 1804

44 Derwent Road | Pickering



Accommodation Comprises

Entrance Door

Leads to lobby.

Entrance Lobby

With radiator, door leads to cloakroom.

Cloakroom

Comprising pedestal wash hand basin with tiled splash back, low flush w.c, central heating radiator, extractor fan and spot lighting.

Sitting Room

12'3" x 15' (3.73m x 4.57m)

With understairs storage cupboard, two central heating radiators and double glazed window to the front elevation.

Inner Hallway

With central heating radiator and stairs to first floor landing.

Spacious Dining Kitchen

15'5" x 10'10" (4.70m x 3.30m)

Housing a range of units comprising single drainer sink unit set within rolled edge work surfaces with complimentary tiled splash backs, wall and base units incorporating drawer compartments, built in oven, four ring gas hob with extractor canopy over, built in fridge freezer. Concealed wall mounted gas boiler, plumbing for automatic washing machine, central heating radiator, double glazed french doors opening onto the rear garden and double glazed window to the rear elevation.

First Floor landing.

Access to boarded roof space with lighting, built in cupboard.

Master Bedroom

10'9" x 10'7" (3.28m x 3.23m)

Having double glazed window to the rear elevation and central heating radiator, alcove with hanging space.



En Suite Shower Room

Comprising double shower cubicle being tiled with shower unit, pedestal wash hand basin, low flush w.c., partial wall tiling, tiled window sill, double glazed window to the side elevation, extractor fan, heated towel rail and spot lighting.

Bedroom Two

8'1" x 12'7" (2.46m x 3.84m)

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

Bedroom Three

7'2" x 7'6" (2.18m x 2.29m)

Double glazed window to the front elevation and central heating radiator.

Bathroom

Comprising panelled bath, pedestal wash hand basin, low flush w.c., partial wall tiling, heated towel rail and double glazed window to the side elevation.

Outside

Block paved driveway capable of parking two cars, external electric sockets, paved side access leads to the south facing rear garden having paved area, laid lawn and fencing to the boundaries.

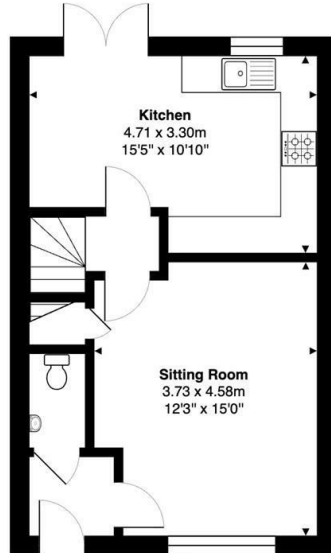
Services

Mains electricity, gas, water and drainage. Currently the service/management charge for the external upkeep of the development is a yearly charge of approximately £200 paid in two installments.

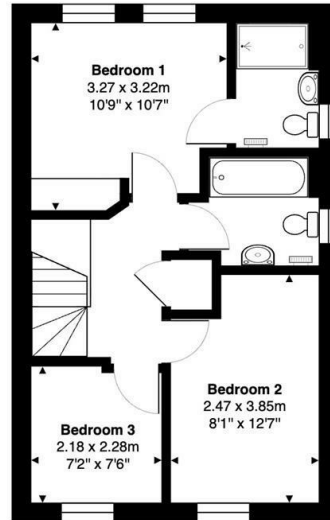


44 Derwent Road | Pickering

44 Derwent Road, Pickering, YO18 7UB



Ground Floor
Gross Internal Area: 38.7 m² ... 417 ft²



First Floor
Gross Internal Area: 38.5 m² ... 414 ft²



Gross Internal Area: 77.2 m² ... 830 ft²

All measurements are approximated for display purposes only and should be independently verified
Copyright © 2026 Matt Hillier Photographer
www.matthillier.co.uk

VIEWING

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

COUNCIL TAX BAND

Band C.

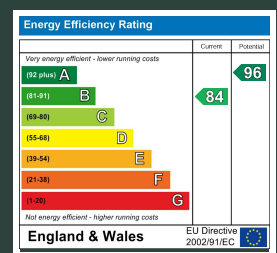
ENERGY PERFORMANCE RATING

B

St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk



boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801