



## 31 Whitfield Avenue | Pickering, YO18 7HX

Situated on the eastern edge of Pickering this charming semi detached property offers spacious and well presented family accommodation together with private rear garden and attached garage and driveway. The accommodation comprises, Entrance Porch and Hallway, Sitting room/dining area, sun room, kitchen, utility room and cloakroom to the ground floor. To the first floor there are three bedrooms and shower room. Gardens to the front are low maintenance, to the rear there's a decked area, paved patio and lawn with mature planting and fencing to the boundaries.

Internal inspection recommended.

**Guide Price £280,000**





## Accommodation Comprises

### Entrance Door

Leads to enclosed porch.

### Enclosed Porch

With double glazed windows, spot lighting, door leading into reception hallway.

### Reception Hallway

Stairs to first floor landing, central heating radiator, wooden flooring, two under stairs storage cupboards and door to cloakroom.

### Cloakroom

Comprising low flush w.c., vanity unit with inset wash hand basin with mixer tap, tiled splash backs, extractor fan and spot lighting.

### Sitting Room open plan to dining area

24'1" x 10'7" (7.34m x 3.23m)

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

To the dining area, central heating radiator, coving to ceiling, tiled fireplace and hearth incorporating log burner, double doors lead to the sun room.

### Sun Room

14'6" x 7'4" (4.42m x 2.24m)

Having wooden flooring, double glazed windows and french doors opening onto the rear garden, central heating radiator and spot lighting to ceiling.

### Kitchen

8'9" x 11'1" (2.67m x 3.38m)

Comprising single drainer sink unit with mixer tap over set within rolled edge work surfaces, tiled splash backs and tiled window sill, wall and base units incorporating drawer compartments, four ring electric hob with extractor canopy over, built in Bosch oven and built in hotpoint microwave, space for dishwasher, central heating radiator, double glazed window to the rear elevation overlooking the garden. Door to utility room.

### Utility Room

8'8" x 5'11" (2.64m x 1.80m)

Comprising two large useful storage cupboards, rolled edge work surfacing, plumbing for automatic washing machine, space for drier, shelving, double glazed velux windows, central heating radiator, double glazed door to outside. Door to garage.

### First Floor



### Galleried Landing

Double glazed opaque window, access to roof space with loft ladder.

### Bedroom One

12'11" x 10'6" (3.94m x 3.20m)

Central heating radiator, double glazed bay window to the front elevation and fitted wardrobes.

### Bedroom Two

11'5" x 9'2" (3.48m x 2.79m)

Fitted cupboards, central heating radiator, double glazed window to the rear elevation.

### Bedroom Three

6'9" x 6' (2.06m x 1.83m)

Central heating radiator, double glazed window to the front elevation.

### Shower Room

Comprising shower cubicle with shower unit and wall boarding, pedestal wash hand basin, low flush w.c, wall tiling, tiled window sill, double glazed opaque window to the side elevation and central heating radiator.

### Outside

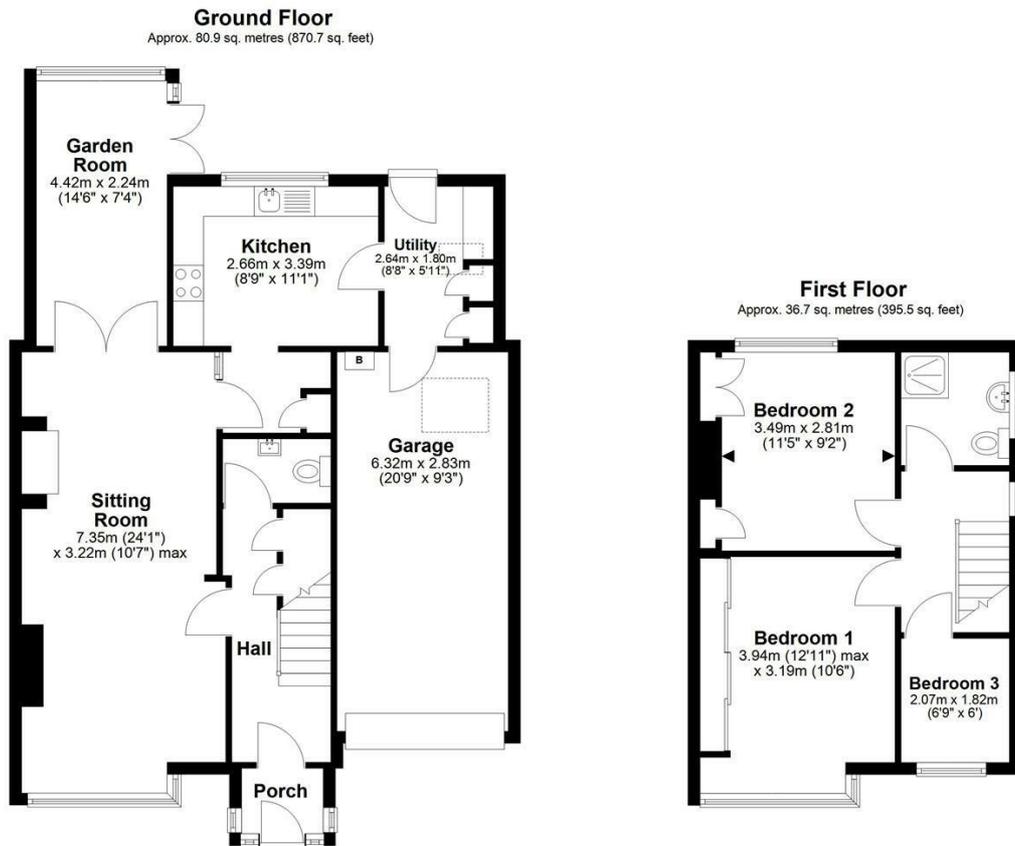
The garden to the front is laid with shale, paved area and driveway leading to GARAGE with electric roller door and housing wall mounted Valiant boiler, light and power, personal door leads through to the utility room. The garden to the rear having a decked area which is partly covered, outside tap, water butt and log store. There is a paved patio with flower and shrubbery borders together with various other trees and shrubs, fencing to the boundaries, pathway and additional paved area to the extreme rear.

### Services

Mains electricity, gas, water and drainage.



# 31 Whitfield Avenue | Pickering



Total area: approx. 117.6 sq. metres (1266.1 sq. feet)  
**31 Whitfield Avenue, Pickering**

## VIEWING

Strictly by appointment with the agents

## COUNCIL TAX BAND

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## ENERGY PERFORMANCE RATING

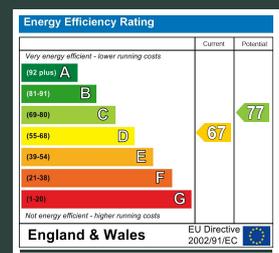
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