



99 Derwent Road | Pickering, YO18 7UA

Number 99 Derwent Road is an immaculately presented two bedroom semi-detached bungalow enjoying a quiet position in this pleasant residential area together with south facing rear garden and parking.

The well planned and specified accommodation comprises entrance hallway, open plan living area with double doors leading to the south facing rear garden and

fully fitted kitchen area including appliances, two bedrooms and bathroom.

Externally there is an enclosed rear garden which is laid to lawn with fenced boundaries and side driveway providing parking.

Derwent Road is situated to the Northern side of Pickering town centre but is within easy reach of all local amenities and recreational facilities which the market town of Pickering enjoys.



Guide Price £229,950

99 Derwent Road | Pickering



ENTRANCE HALL

Front doors lead to hallway with built -in cloaks cupboard, radiator, central heating control and useful built in storage cupboard. LVT flooring.

OPEN LIVING AREA

15'2" x 12'5" and 12'5" x 8'1" (4.62m x 3.78m and 3.78m x 2.46m)
With south facing double doors and side glazed paned leading to rear garden, further window, two radiators, built in storage cupboard and television aerial point.

KITCHEN AREA: With wall and floor units including single drainer stainless steel sink unit with mixer taps, worktops and matching upstands; built in oven and four ring gas hob with extractor fan over, built in fridge, freezer, dishwasher and automatic washing machine. LVT flooring.

BEDROOM ONE

15'2" x 8'10" (4.62m x 2.69m)

Central heating radiator, television aerial point, central heating control. carpeting to floor.





BEDROOM TWO

10'5" x 7'3" (3.18m x 2.21m)

Central heating radiator and carpeting to floor.

BATHROOM

With suite comprising panelled bath with shower unit over, wash hand basin and low flush w.c.

Tiled walls areas, shaver point, towel rail/radiator and LVT flooring.

OUTSIDE

To the front there are small landscaped beds with to the side a paved driveway providing parking for several cars.

The enclosed SOUTH FACING garden is laid to lawn with fenced boundaries. A side gate gives access to the rear garden from the driveway.

SERVICES

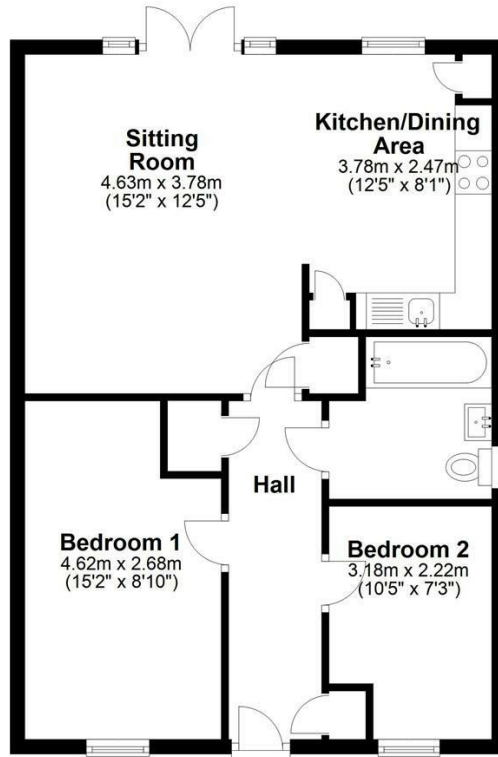
Gas, electricity, water and drainage.



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Ground Floor

Approx. 59.6 sq. metres (641.1 sq. feet)



Total area: approx. 59.6 sq. metres (641.1 sq. feet)
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VIEWING

Strictly By Appointment with the agents

COUNCIL TAX BAND

C

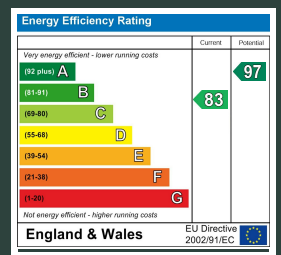
ENERGY PERFORMANCE RATING

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