



9 Willow Court, Recreation Road | Pickering

9 Willow Court is a pleasant two bedroom semi-detached bungalow which does require a certain amount of updating. The accommodation enjoys uPVC double glazing throughout and comprises, sittingroom, kitchen, two bedrooms and showerroom.

The property is ideally situated close to the town centre within reach of all local amenities and recreational facilities which are available. The scheme is open to those over 55 years of age or restricted disability.



Guide Price £155,000

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Accommodation Comprises

Entrance Door

Leads to:

Entrance Porch

Leading to.

Reception Hallway

With wall mounted electric heater, access to roof space.

Kitchen

9'11" x 8'5" (3.02m x 2.57m)

Comprising single drainer sink unit set within rolled edge work surfaces with mixer tap over. Wall and base units incorporating drawer compartments, built in oven with four ring hob, splash back, electric cooker point, extractor canopy, display cabinets, plumbing for automatic

washing machine, wall mounted Dimplex heater, double glazed window to the rear elevation.

Sitting Room

13' x 14'1" (3.96m x 4.29m)

With wall mounted electric heater, double glazed patio doors leading to the rear garden, coving to ceiling, built in airing cupboard housing hot water cylinder with shelving.

Bedroom One

12'11" x 9'4" (3.94m x 2.84m)

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

Bedroom Two

8'8" x 9'5" (2.64m x 2.87m)

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



Shower room

Comprising shower cubicle with shower unit, vanity unit with inset wash hand basin and cupboards below, low flush w.c., double glazed window to the side elevation, partial wall tiling, wall mounted dimplex heater.

Outside

Garden to the rear.

Services

Mains electric, water and drainage are connected.

Management Notes

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 £ 2,046.36 which is an annual payment (as of 31st March 2022) that covers the following:

House manager on-site.
External Window Cleaning
Insurance (excluding contents)
External maintenance & decoration

M a i n t e n a n c e o f
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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VIEWING

Strictly by appointment with the agents.

COUNCIL TAX BAND

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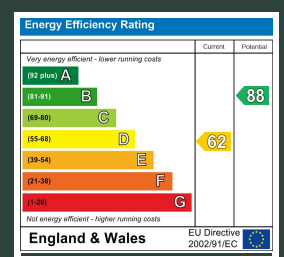
ENERGY PERFORMANCE RATING

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