31 Woodlands Park | Pickering, YO18 7AH

31, Woodlands Park is a well presented modern detached family home offering accommodation lying over two floors together with attractive good sized south facing rear garden and garage.
The property enjoys the benefit of gas fired central heating and uPVC double glazing throughout.
The accommodation offers spacious accommodation, ideal for a growing family and includes, entrance hallway, kitchen, living room and cloakroom. To the first floor, master bedroom with ensuite and two further good sized bedrooms and bathroom.
Woodlands Park lies on the Northern periphery of Pickering and is within reach of the local amenities, recreational facilities and schooling for all ages.
NO FORWARD CHAIN.

Guide Price £350,000

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31 Woodlands Park | Pickering

Accommodation comprises

Entrance door
Leads to reception hallway.

Reception Hallway
With tiled flooring, stairs to first floor landing with central heating radiator.

Cloakroom
Comprising pedestal wash hand basin with tiled splash backs, low flush w.c.., central heating radiator, double glazed window with tiled window sill and wall mounted boiler.

Kitchen
12'2" x 8'2" (3.71m x 2.49m)
Comprising single drainer stainless steel sink unit set within rolled edge work surfaces, further wall and base units incorporating drawer compartments with tiled splash backs, built in oven with four ring gas hob and stainless steel splash back and extractor canopy over. There are further wall and base units together with built in fridge freezer and dishwasher, free standing breakfast bar, tiled flooring with plinth lighing to the kick boards, double glazed window to the front elevation and central heating radiator.

Sitting Room
13'9" x 15'5" (4.19m x 4.70m)
With bifold doors opening onto the rear garden, two central heating radiators, understairs storage cupboard and part panelling to walls. Moden feature electric fire, double glazed window to the rear elevation.

First Floor

Galleried Landing
With access to roof space, central heating radiator and built in cupboard housing hot water cylinder.

Master Bedroom
16'11" x 8'11" (5.16m x 2.72m)
With fitted wardrobes, two central heating radiators, double glazed window to the front and rear elevations.

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EnSuite
Comprising double shower cubicle being tiled with shower unit, pedestal wash hand basin with tiled splash backs, low flush w.c., heated towel rail, double glazed window to the rear elevation with tiled window sill, shaver point and extractor fan.

Bedroom Two
15'6" x 9' (4.72m x 2.74m)
With two double glazed windows to the front elevation, central heating radiator

Bedroom Three
10'2" x 11'4" (3.10m x 3.45m)
Wardrobes with drawer compartments and shelving. Double glazed window to the rear elevation and central heating radiator.

Bathroom
Comprising panelled bath with shower unit over, pedestal wash hand basin with tiled splash backs, low flush w.c., double glazed window to the side elevation, heated towel rail and partial wall tiling.

Outside
Rear garden with patio and decking area together with lawn with shrubbery borders and fencing to the boundaries.
The front is laid to lawn with pathway and driveway to the side leading to GARAGE 18'1" X 9'1" with electric roller doors, light and power.
Side access to the rear garden with outside hot and cold tap.

Services
Mains electricity, gas, water and drainage.
Solar Panels

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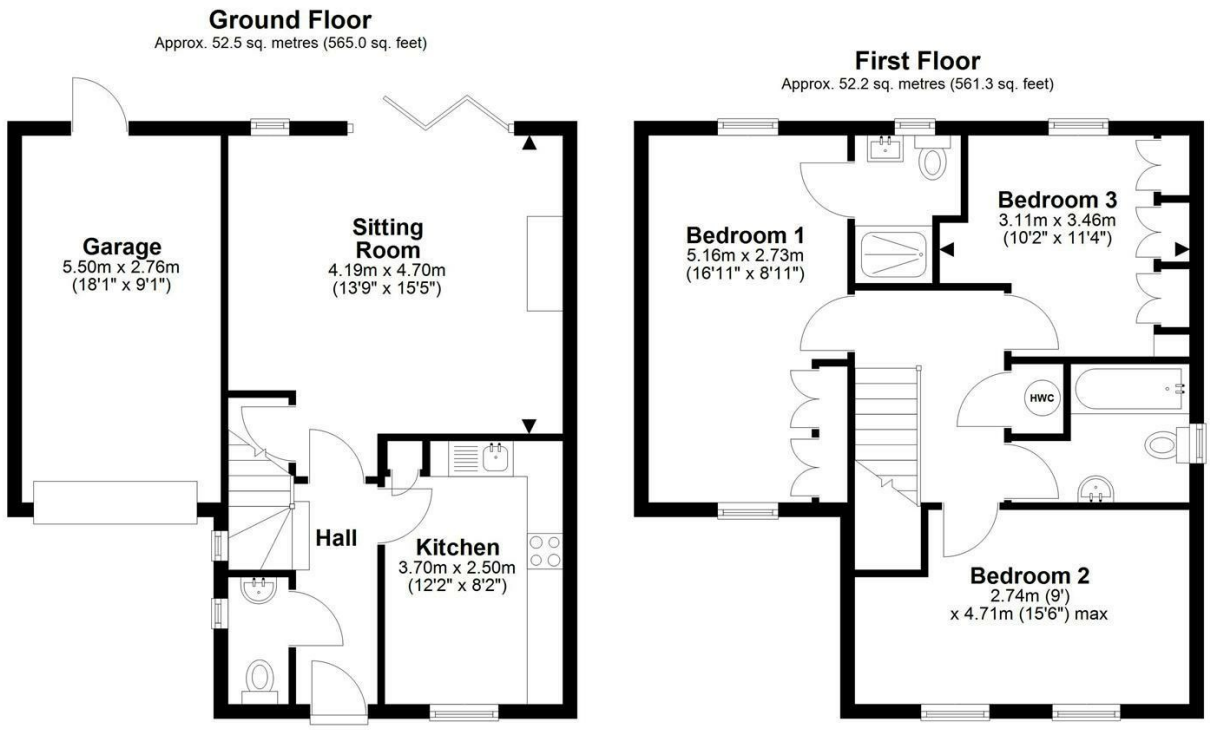

Total area: approx. 104.6 sq. metres (1126.3 sq. feet)

31 Woodlands Park, Pickering

VIEWING

Strictly By Appointment with the agents

COUNCIL TAX BAND

D

ENERGY PERFORMANCE RATING

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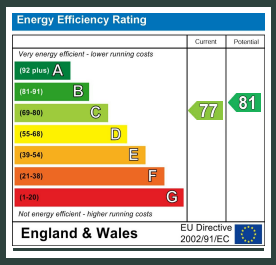

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BC Est. 1801