



## 1 Troutbeck Close | Pickering. YO18 8TE

### IN NEED OF MODERNISATION.

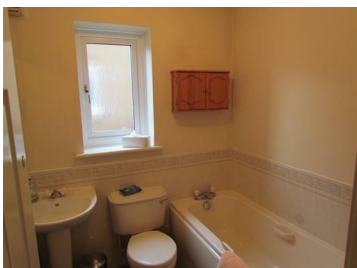
An attractive detached bungalow occupying a corner position and being situated close to Pickering town centre and within walking distance.

The property requires some modernisation and comprises; reception hallway, good sized sitting room, kitchen, inner hallway, master bedroom with ensuite, further double bedroom and conservatory and principal bathroom. To the outside there are front gardens, enclosed rear garden and driveway to the rear leading to single garage.



**Guide Price £200,000**

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## **Accommodation Comprises**

### **Entrance Door**

Leads to reception hallway.

### **Reception Hallway**

With central heating radiator and built in cupboard.

### **Sitting Room with dining area**

Feature fireplace having wooden surround with marble effect back and hearth, double glazed bay window to the front elevation, two central heating radiators, dado rail and coving to ceiling.

### **Kitchen**

Comprising 1 1/2 bowl sink unit set within rolled edge work surfaces with tiled splash backs, further wall and base units incorporating drawer compartments, built in oven with four ring gas hob, plumbing for automatic washing machine, central heating radiator, double glazed window, door to outside.

### **Master Bedroom**

With wardrobes, central heating radiator and double glazed window.

**En Suite Shower Room**  
Comprising shower



cubicle with shower unit, wash hand basin and low flush w.c. and double glazed window.

#### **Bedroom two**

With central heating radiator, door to conservatory.

#### **Conservatory**

Set on a brick base with double glazed windows and door to outside.

#### **Bathroom**

Comprising p a n e l l e d bath, pedestal wash hand basin, low flush w.c.,

partial wall tiling, central heating radiator and double glazed window.

#### **Outside**

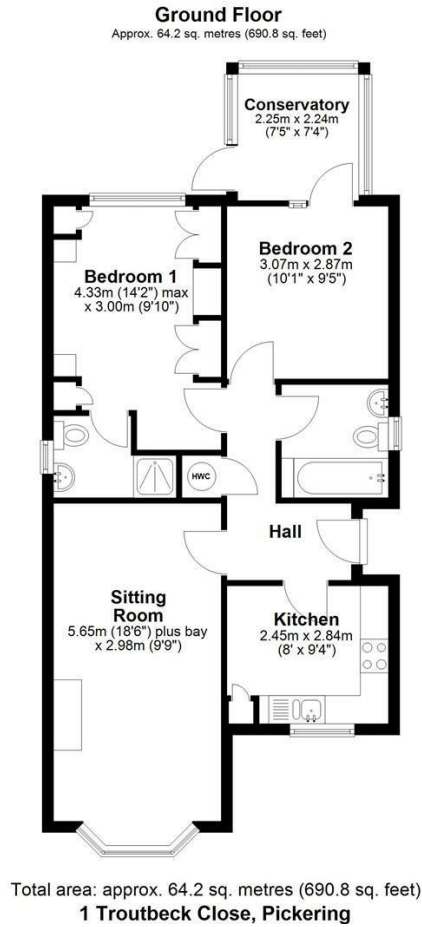
There is a front garden, side access leads to walled rear garden, driveway to the rear leading to detached garage.

#### **Services**

Mains electricity, gas, water and drainage area connected.



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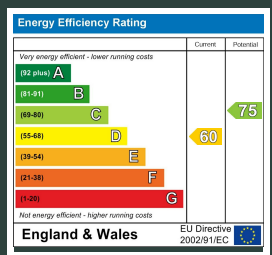
## VIEWING

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

## COUNCIL TAX BAND

## ENERGY PERFORMANCE RATING

D



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