



## 8 Manor Drive | Pickering. YO18 8DD

An immaculately presented two bedroom semi detached family home occupying a large site situated on the south western side of the market town of Pickering. The well planned accommodation comprises sitting room, kitchen, conservatory and cloakroom on the first floor with two bedrooms and bathroom on the first floor. Externally there is a good driveway

providing parking; the beautiful gardens lie mainly to the rear and comprise two areas which are laid to lawn with mature borders containing flowering plants and shrubs.

**INTERNAL VIEWING HIGHLY RECOMMENDED.**



**Guide Price £235,000**

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## Accommodation Comprises

**Entrance Door**  
Leads to Kitchen.

**Kitchen**  
Comprising 1 1/2 bowl drainer sink unit set within rolled edge work surfaces, numerous wall and base units incorporating drawer compartments with tiled splash backs. Display cabinets, door to conservatory, electric range oven, double glazed window to the side elevation, plumbing for automatic washing machine, central heating radiator walk in cupboard which is the understairs cupboard/pantry and tiled flooring.

## Conservatory

With tiled flooring, timber framed double glazed windows, brick base with double doors opening onto the outside, central heating radiator.

## Lobby

With radiator and tiled flooring.

## Cloakroom

With pedestal wash hand basin, low flush w.c., partial wall tiling, tiled flooring, shelving and built in cupboard.

## Sitting Room

With brick fireplace, multi burning stove, feature archway with cupboards below, central heating radiator and double glazed window to the front and side elevations.



### **First floor**

#### **Landing**

With built in cupboard housing shelving, access to roof space.

#### **Bedroom One**

With central heating radiator, double glazed window to the front and side elevations.

#### **Bedroom Two**

Central heating radiator, built in cupboard housing Valiant boiler, over stairs cupboard and double glazed windows to the rear and side elevations.

#### **Bathroom**

Comprising panelled bath with shower unit over, pedestal wash hand basin, low flush

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

#### **Outside**

Double wrought iron gates lead to long driveway, additional paved and gravelled area, large rear garden with two areas of laid lawn together with attractive flower/shrubbery borders, Summer house having light and power and garden sheds.

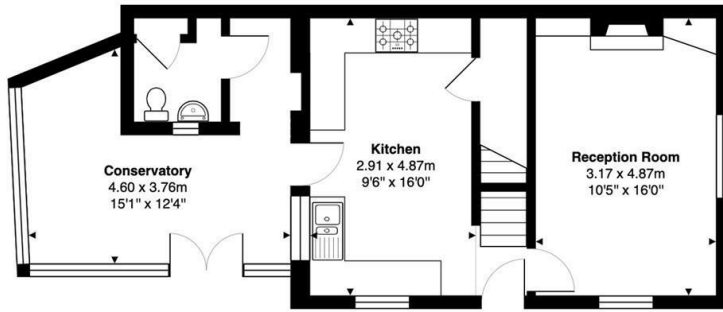
#### **Services**

Mains gas, electricity, water and drainage.

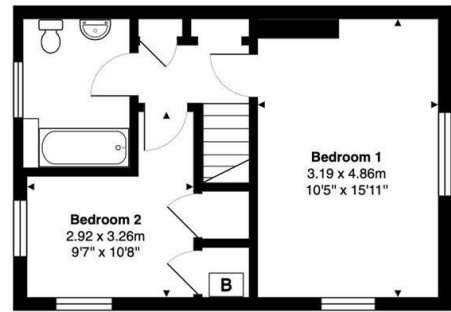


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8 Manor Drive, Pickering, YO18 8DD



**Ground Floor**  
Gross Internal Area: 54.7 m<sup>2</sup> ... 589 ft<sup>2</sup>



**First Floor**  
Gross Internal Area: 35.5 m<sup>2</sup> ... 382 ft<sup>2</sup>



Gross Internal Area: 90.2 m<sup>2</sup> ... 971 ft<sup>2</sup>

All measurements are approximated for display purposes only and should be independently verified  
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## VIEWING

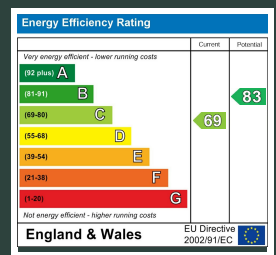
By telephone appointment. Tel: 01751 472724.

## COUNCIL TAX BAND

Band C

## ENERGY PERFORMANCE RATING

Band c



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**BC**  
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