



## 24 Dove Road | Pickering, YO18 7UD

This property is offered with NO ONWARD CHAIN. Situated on the recent new development this detached property offers spacious accommodation, beautifully presented with quality fittings and side garden with patio area and lawn together with ample parking.

Dove Road is located on the David Wilson development which is off the main Pickering to Whitby road to the northeast of the town. The

accommodation comprises; Entrance hallway, attractive sitting room, dining kitchen, cloakroom and utility room to the ground floor. First floor; Master bedroom with luxury En Suite shower room, two further bedrooms and family Bathroom.

Private side garden with patio and lawned area, garden shed and access gate to the block paved driveway. **INTERNAL VIEWING HIGHLY RECOMMENDED.**



**Guide Price £305,000**

**BoultonCooper**

**BC**  
Est. 1804



## Accommodation Comprises

### Entrance door

Leads to reception hallway.

### Reception Hallway

With stairs to first floor landing, central heating radiator.

### Cloakroom

Having pedestal wash hand basin with tiled splash backs, low flush w.c, central heating radiator and extractor fan.

### Attractive Sitting Room

17'10" x 10'7" (5.44m x 3.23m)

Spot lighting, double glazed windows to the front and side elevations.

### Dining Kitchen

17'10" x 9'7" (5.44m x 2.92m)

Comprising single drainer sink unit set within rolled edge work surfaces with mixer tap over, quality range of wall and base units incorporating drawer compartments, rolled

edge work surfaces with matching splash backs, built in oven, four ring gas hob and extractor canopy over, built in fridge freezer and dishwasher. Double glazed french doors opening onto the garden, double glazed window to the side and front elevations, two central heating radiators.

### Utility Room

Comprising wall and base units, rolled edge work surfaces, splash backs, plumbing for automatic washing machine, space for dryer, built in understairs cupboard, door outside, central heating radiator.

### First Floor

#### Galleried landing

With built in cupboard, double glazed window to the rear elevation, central heating radiator, access to roof space which is part boarded.

#### Master Bedroom

11'3" x 10'1" (3.43m x 3.07m)

With double glazed window to the front elevation, central heating radiator.



### Luxury En Suite Shower Room

Comprising double shower cubicle with shower unit, fully tiled, pedestal wash hand basin, low flush w.c, partial wall tiling, chrome heated towel rail, double glazed window and extractor fan.

### Bedroom Two

11' x 9'9" (3.35m x 2.97m)

With built in cupboard, double glazed window to the front elevation, central heating radiator.

### Bedroom Three

8'11" x 7'5" (2.72m x 2.26m)

With double glazed window to the side elevation and central heating radiator.

### Bathroom

Comprising panelled bath with shower unit over, pedestal wash hand basin, low flush w.c., partial wall tiling,

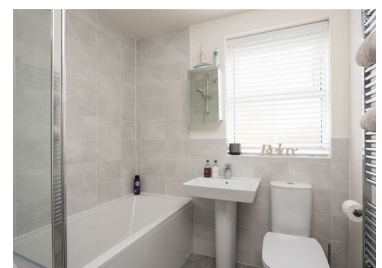
extractor fan, chrome heated towel rail, double glazed window to the side elevation with tiled window sill.

### Outside

To the front there is a small laid lawn and shrub border. Attractive side garden with patio area and laid lawn with decorative flower/shrubbery borders, GARDEN SHED and steps to rear gate which leads to the driveway. Brick base and wooden panel fencing to the boundaries. Block paved driveway capable of parking several cars.

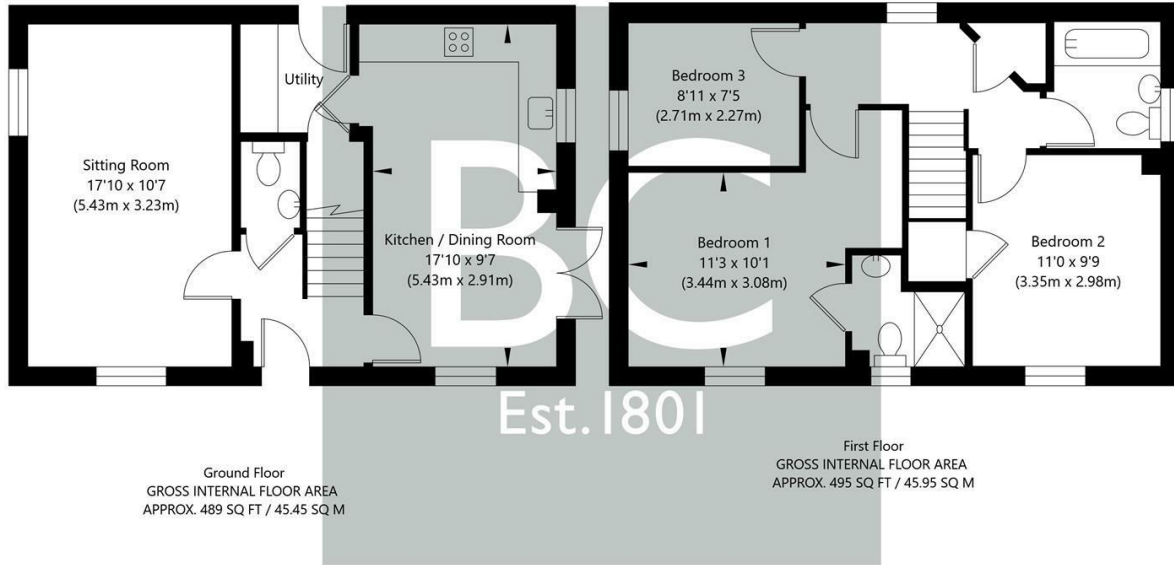
### Services

Mains gas, electricity, water and drainage are connected.



# 24 Dove Road | Pickering

Dove Road, Pickering, YO18 7UD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 984 SQ FT / 91.4 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## VIEWING

Strictly by appointment with the agents

## COUNCIL TAX BAND

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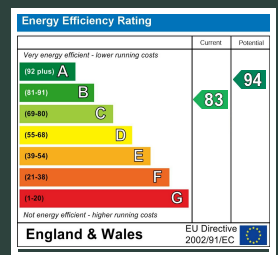
## ENERGY PERFORMANCE RATING

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St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk



[boultoncooper.co.uk](http://boultoncooper.co.uk)



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