



15 Meadow Road | Pickering YO18 8NW

15, Meadow Road is an immaculately presented 3-bedroom bungalow offering superb accommodation throughout in a pleasant position on the western side of the town. The property further benefits from a garage conversion and extension added in 2017 providing approximately 30% additional living space, a larger than average west facing rear

garden and driveway parking for two vehicles.

The accommodation was thoroughly modernised when the existing owners arrived in 2006 and is in excellent decorative order throughout. It is most likely to appeal to those having a requirement for the additional space, the active retired, and keen gardeners.

NO ONWARD CHAIN

Price Guide £365,000



15 Meadow Road | Pickering



Accommodation Comprising

Entrance Door

Leads to:

Porch

Central heating radiator, double glazed windows, spot lighting and door to reception hallway and hobbies room.

Reception Hallway

With central heating radiator, coving to ceiling, built in cupboard and airing cupboard, access to roof space, spot lighting and double doors leading to sitting room.

Sitting Room

With inset electric fire, double glazed bay window to the front elevation and double glazed windows to the front and side, two central heating radiators, coving to ceiling.

Dining Area

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

Breakfast Kitchen

Comprising single drainer sink unit with mixer tap over set within work surfaces, further wall and base units incorporating drawer compartments with tiled splash backs, space for cooker with extractor fan over, built in microwave, central heating radiator, spot lighting to ceiling, double glazed window to the side elevation, stable door leading to outside.

Bedroom One

With central heating radiator, double glazed window to the rear elevation overlooking the garden, coving to ceiling.

Bedroom Two

With fitted furniture comprising wardrobes and drawer compartments, double glazed window to the rear elevation and overlooking the garden, coving to ceiling and central heating radiator.

Bedroom Three

Double glazed window to the side elevation, coving to ceiling and central heating radiator.



Bathroom

Comprising kidney shaped panelled bath with shower unit over; vanity unit with inset wash basin with mixer taps and cupboards below, low flush w.c., double glazed window to the side elevation, wall tiling, central heating radiator, coving to ceiling and spot lighting.

Hobbies Room / Office/Bedroom

Having a double-glazed window to the front elevation, a range of fitted cupboards, two radiators, coving and spotlights. This multi-purpose area is currently used by the present owners as a spacious area to further their craft and modelling interests, but it could readily be re-purposed to a wide range of alternative uses.

Utility Room

Single drainer sink unit with mixer tap over set within work surfaces, plumbing for automatic washing machine, space for tumble dryer, wall mounted gas fired central heating boiler, central heating radiator, spot lighting, two double glazed windows.

Garden Room

Attractive garden room with double glazed windows, two central heating radiators, coving to ceiling, spot lighting, and door to rear garden. Steps down to rear patio area.

Outside

Front garden is mainly laid to lawn with flower borders, driveway providing car standing. Good sized enclosed rear garden with patio area, shaled pathway, raised beds, laid lawn, hedgerow, flower/shrubbery borders, fencing to the boundaries. SUMMER HOUSE. Small garden shed. There is a barked area and further enclosed area with two timber cycle sheds for storage.

Services

Mains electricity, gas, water and drainage.



15 Meadow Road | Pickering



Total area: approx. 130.0 sq. metres (1399.0 sq. feet)
15 Meadow Road, Pickering

VIEWING

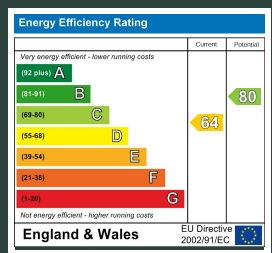
By appointment with the Agents, Pickering Office. Tel: 01751 472724

COUNCIL TAX BAND

Band D

ENERGY PERFORMANCE RATING

Band D



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

t: 01751 472724

e: pickering@boultoncooper.co.uk

boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801