



## 18 Willow Court Recreation Road | Pickering YO18 7EY

An immaculately presented two bedroom semi detached bungalow occupying a pleasant corner position within this much sought after sheltered housing development lying just south of Pickering town centre.

The well planned accommodation which has only recently been refurbished comprises entrance hallway, sitting room enjoying views over the garden area to the rear, newly fitted kitchen and shower room and two bedrooms.

The scheme is available to those over 55 years of age.

Willow Court lies within easy reach of all the local amenities and recreational facilities which the market town of Pickering offers.

Internal viewing is highly recommended.



**Guide Price £200,000**

# 18 Willow Court Recreation Road | Pickering



## Entrance Porch

With door leading to:

## Reception Hallway

Wall mounted electric heater, access to roof space.

## Sitting Room

14'5" x 12'11" (4.39m x 3.94m)

Patio doors leading onto the rear garden. Wall mounted electric heater. Coving to ceiling. Built in storage cupboard.



## Kitchen

10 x 8'7" (3.05m x 2.62m)

With coordinating wall and floor units including one and a half bowl sink unit with mixer tap and drainer, worktops, tiled splashbacks, built in four ring hob with extractor canopy over and oven with grill; plumbing for automatic washing machine.

## Bedroom One

12' x 9'5" (3.66m x 2.87m)

With wall mounted electric heater, coving to ceiling, window to front elevation and built in wardrobes.



## Bedroom Two

9'5" x 8'7" (2.87m x 2.62m)

With wall mounted electric heater, coving to ceiling and built in wardrobes.  
With wall mounted electric heater, coving to ceiling and window to front elevation.

## Shower Room

With suite comprising double shower cubicle, low flush w.c. and wash basin in vanity unit; tiled wall areas and extractor fan.

## Outside

Paved sitting area with lawn and border. Garden Shed.

## Services

Electricity, water and drainage.

Electric heating. ( This is a new system which are thermostatically controlled. )

## Management Services

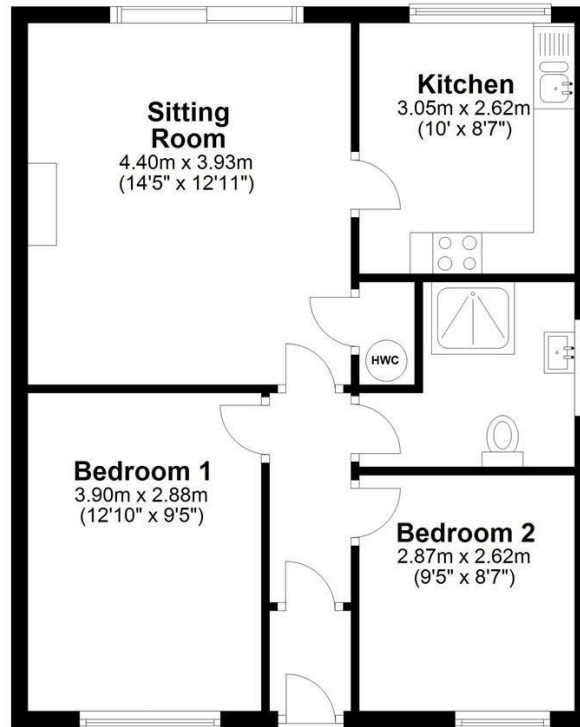
The residents of the property must be aged 55 or over or be registered disabled. Willow Court is a joint management between the developers and Accent Property Solutions Ltd. and we are advised that there is a Service Charge of £2,443.96 which is an annual payment.



# 18 Willow Court Recreation Road | Pickering

## Ground Floor

Approx. 55.9 sq. metres (601.7 sq. feet)



Total area: approx. 55.9 sq. metres (601.7 sq. feet)

**18 Willow Court, Pickering**

### VIEWING

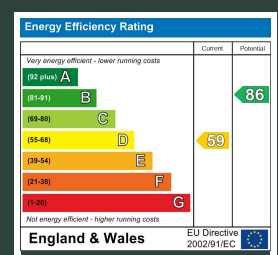
By telephone appointment with the Agents, Pickering Office. Tel: 01751 472724.

### COUNCIL TAX BAND

Band C.

### ENERGY PERFORMANCE RATING

D



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

t: 01751 472724

e: pickering@boultoncooper.co.uk

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