64 Whitfield Avenue | Pickering. YO18 7HY

An immaculately presented and extended three bedroom semi detached house which has been lovingly modernised by the presented owners enjoying a pleasant position in this popular residential area of Pickering situated on the Eastern outskirts of this pleasant market town.
The accommodation comprises sitting room with dining area, good sized fitted kitchen, cloakroom and garden room on the ground floor with three bedrooms and bathroom on the first floor.
Externally to the front there is good parking with access to a GARAGE and enclosed rear garden.
Whitfield Avenue lies on the outskirts of Pickering and is within walking distance of the local amenities and is accessible to the local amenities on offer as well as the recreational facilities.
Internal Viewing highly recommended.

Guide Price £260,000

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64 Whitfield Avenue | Pickering

Accommodation Comprises

Entrance Door
Leads to entrance lobby.

Entrance Lobby
With tiled flooring and stairs to first floor landing and spot lighting, door to sitting room.

Sitting Room
With feature brick fireplace, wooden mantle and tiled hearth with log burner. Double glazed bay window to the front elevation, coving to ceiling with open plan in the dining area.

Dining Area
With understairs storage cupboard, window to the side elevation, central heating radiator and coving to ceiling.

Kitchen
Comprising stainless steel 1 1/2 bowl drainer sink unit with mixer tap over and set within rolled edge work surfaces, wall and base units incorporating drawer compartments with tiled splash backs, plumbing for washing machine and dishwasher, built in oven, four ring gas hob with extractor canopy over, central heating radiator, tiled flooring, double glazed window to the rear elevation overlooking the garden with tiled window sill.

Side Lobby
With built in cupboard, central heating radiator, door to cloakroom, door to garden room.

Cloakroom
Having tiled flooring, vanity unit with inset wash hand basin with cupboards below, low flush w.c., wall tiling and double glazed window.

Garden Room
With double glazed french doors opening into the rear garden, door to garage.

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First Floor

Galleried Landing
With double glazed window and spot lighting to ceiling.

Bedroom One
With double glazed window to the front elevation and central heating radiator.

Bedroom Two
With double glazed window to the rear elevation overlooking the garden, built in wardrobes and central heating radiator.

Bedroom Three
With double glazed window to the front elevation and central heating radiator.

Bathroom
Comprising panelled bath with shower unit and shower rose over bath position, vanity unit with inset wash hand basin with cupboards below, low flush w.c, wall boarding, partial wall tiling, double glazed window and tiled window sill.

Outside
To the front of the property there is a driveway which leads to garage and additional gravelled parking. The garage has double opening doors to the front with light and power. The garden to the rear is attractive with patio area, laid lawn and flower/shrubbery borders, fencing and hedgerow to the boundaries, various other trees, outside tap and outside lighting.

Services
Mains electricity, gas, water and drainage are connected,

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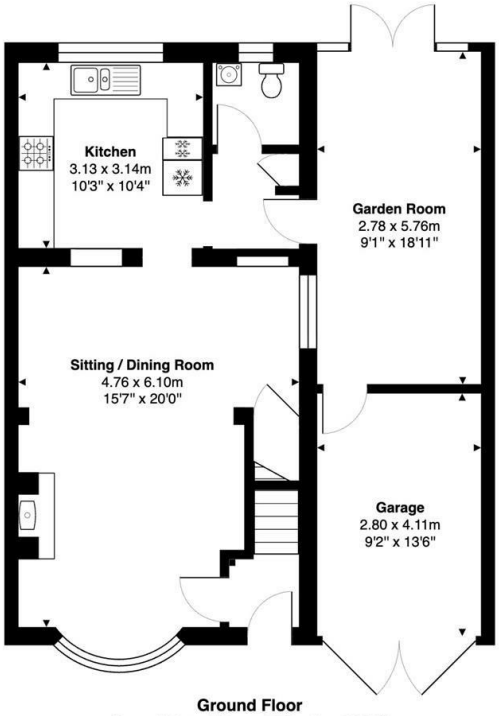

Ground Floor
Gross Internal Area: 63.9 m² ... 687 ft²

Gross Internal Area: 94.4 m² ... 1016 ft² (excluding garage)

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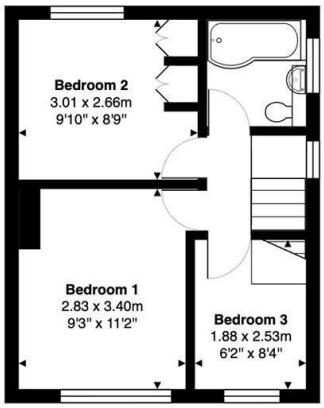


First Floor
Gross Internal Area: 30.5 m² ... 329 ft²

VIEWING

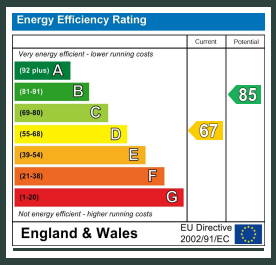
Strictly by appointment with the agents.

COUNCIL TAX BAND

Band B

ENERGY PERFORMANCE RATING

D



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BC Est. 1801