



30 Northway | Pickering, YO18 8NN

A detached bungalow situated on the western edge of Pickering in a popular and established residential area. The property offers spacious accommodation together with integral garage and a first floor attic room. The accommodation comprises Entrance hallway, kitchen, dining room leading into the sitting room, rear hall/utility and cloakroom, two double ground floor bedrooms and bathroom. There is a first floor attic room

providing storage or use as a studio or craft room.

There are gardens to the front and rear of the property which are well established with mature plants and shrubs and driveway leads to the integral garage. Pickering is a traditional market town situated on the edge of the North York Moors National Park and offers a wide variety of shops and leisure activities.



Guide Price £335,000

30 Northway | Pickering



Accommodation Comprises

Entrance Door

Leads to :

Reception Hallway

With coving to ceiling, built in cupboard, access to roof space having loft ladder and being part boarded offering good storage space with potential for further bedroom subject to usual planning consent.

Kitchen

10'10" x 12'11" (307.85m x 3.94m)

Comprising single drainer sink unit set within work surfaces with mixer tap over, wall and base units incorporating drawer compartments with splash backs, space for cooker and undercounter fridge, double glazed window to the rear elevation overlooking the garden, door to outside.

Sitting Room with Dining Area

12'11" x 14'8" plus 8'11" x 10'6" (3.94m x 4.47m plus 2.72m x 3.20m)

With tiled fireplace and coal effect gas fire, large double glazed window to the front elevation with views down Northway and beyond, two warm air vents, double glazed window to the rear elevation, door to lobby.

Master Bedroom

11'11" x 13'10" (3.63m x 4.22m)

With wall mounted electric heater, warm air vent and double glazed window to the front elevation.

Bedroom Two

11'11" x 12'10" (3.63m x 3.91m)

With wall mounted electric heater, double glazed window to the rear elevation, fitted wardrobes with cupboards above.



Bathroom

Comprising panelled bath, shower unit over, pedestal wash hand basin and low flush w.c., partial wall tiling, double glazed window, built in airing cupboard.

Rear Hall

Has steps leading down to the utility area/cloakroom. Stairs lead to attic room.

Utility Area

With plumbing for automatic washing machine, door to outside, door to cloakroom and door to garage.

Cloakroom

With low flush w.c., wash hand basin and double glazed window.

Attic Room

19'10" x 12'9" (6.05m x 3.89m)

With wood panelling to ceiling, double glazed window to the side elevation, double glazed sky light window,

Outside

Large front garden being mainly laid to lawn with attractive flower and shrubbery borders, hedgerows. Driveway leading to GARAGE having light and outside tap. personal door leading to utility area. Side access leads to a private attractive rear garden which is laid to lawn, patio area, rockery and well stocked borders, fencing and hedgerow to the boundaries.

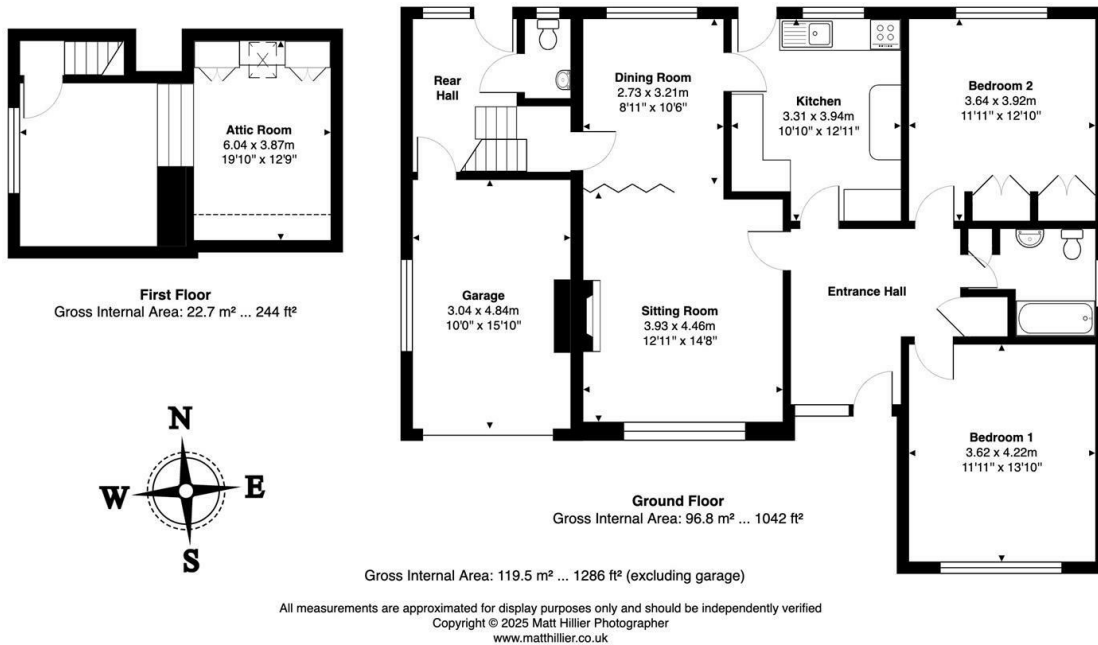
Services

Mains electricity, gas, water and drainage are connected.



30 Northway | Pickering

30 Northway, Pickering, YO18 8NN



VIEWING

Strictly By Appointment with the agents.

COUNCIL TAX BAND

E

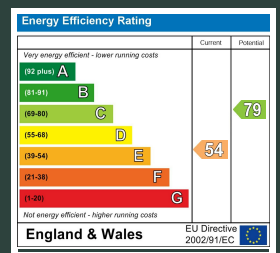
ENERGY PERFORMANCE RATING

E

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