



## 11 Mole End | Pickering YO18 8TG

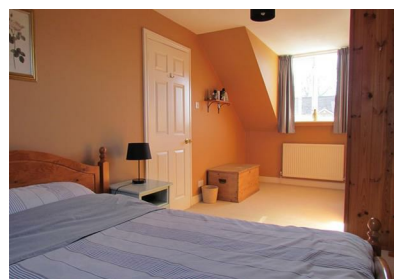
An immaculately presented and well proportioned modern town house comprising reception hallway, sitting room with feature fireplace, dining kitchen with door opening onto the rear garden on the ground floor, first floor landing, three good sized bedrooms and family bathroom. The property benefits from gas fired central

heating and good storage space. Externally there is a front garden, driveway capable of parking several cars which leads to a larger than average garage: attractive rear garden. The property is situated in an attractive cul-de-sac location on the south western side of Pickering and benefits from lovely views.



**Guide Price £250,000**

# 11 Mole End | Pickering



## ENTRANCE DOOR

leading to:

**RECEPTION HALLWAY**  
having wooden flooring, central heating radiator and stairs to first floor landing. Door to:

**SITTING ROOM**  
16'0" x 12'0" max x 8'9" min (4.88m x 3.66m max x 2.67m min)

With feature fireplace having wooden surround and tiled hearth, central heating radiator, dado rail, coving to ceiling, double glazed window to front elevation.

**DINING KITCHEN**  
12'0" x 9'3" (3.66m x 2.82m)

Comprising single drainer sink unit with mixer tap over set within roll edged worksurfaces, range of wall and base units incorporating drawer compartments with tiled splash-backs; central heating radiator, built in oven with four ring hob and extractor fan over. Wooden flooring,

plumbing for automatic washing machine, double glazed window to the rear elevation overlooking the garden. Door to outside.

**FIRST FLOOR LANDING**  
Access to roof space, central heating radiator.

**BEDROOM ONE**  
19'9" x 8'6" ( part with restricted headroom ) (6.02m x 2.59m ( part with restricted headroom ))  
With range of fitted wardrobes, two central heating radiators, double velux window to the rear elevation, double glazed window to the front elevation. Access to roof space.

**BEDROOM TWO**  
12'0" x 10'2" (3.66m x 3.10m)  
Central heating radiator, coving to ceiling, double glazed window to rear elevation.

**BEDROOM THREE**  
9'8" x 9'3" (2.95m x 2.82m)  
Built in over stairs cupboard, fitted



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

### **BATHROOM**

Suite comprising panelled bath with shower attachment over, pedestal wash hand basin, low flush w.c.; partial wall tiled, chrome heated towel rail and extractor fan.

### **OUTSIDE**

The front garden is laid to lawn, driveway capable of parking several cars and leads to:

### **GARAGE**

21'0" x 8'8" (6.40m x 2.64m)

With fitted cupboards, light and power, wall mounted combination boiler, "up and over" door and personnel door leading to the rear garden.

The rear garden is a good size and

is attractive with a patio area, flower/shrubbery borders, laid lawn and fencing to the boundaries.

### **SERVICES**

Water, electricity, gas and drainage.

( The gas boiler was replaced approximately three years ago. )

### **N.B.**

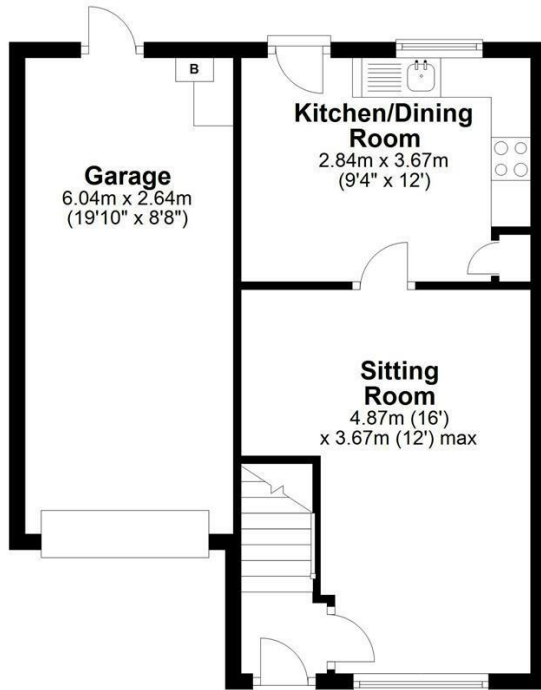
The property can be left fully furnished if required.



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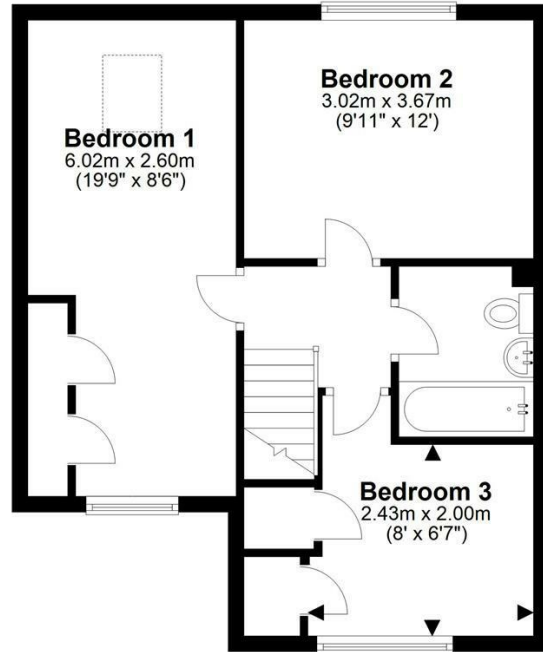
## Ground Floor

Approx. 45.2 sq. metres (486.7 sq. feet)



## First Floor

Approx. 45.2 sq. metres (486.7 sq. feet)



Total area: approx. 90.4 sq. metres (973.3 sq. feet)

## 11 Mole End, Pickering

### VIEWING

By appointment with the Agents, telephone: 01751 472724

Type here

### COUNCIL TAX BAND

Band C.

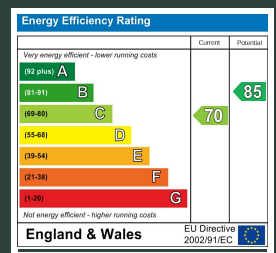
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### ENERGY PERFORMANCE RATING

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**BC**  
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