



## 1 The Courtyard | Wilton, Pickering, YO18 7BQ

1 The Courtyard is a newly built single storey three bedroom property situated in this unique development located in the village of Wilton.

The accommodation which offers flexible usage comprises entrance hall, open plan living area comprising kitchen with fitted units including integrated Bosch appliances, living and dining space which enjoy sliding doors opening onto a sheltered west facing courtyard. There are three bedrooms and bathroom. The property enjoys the benefit of

underfloor heating which is powered by air source heat pump and has uPVC sealed unit windows and doors. Externally there is a private landscaped courtyard with a paved and gravelled driveway which provides vehicular parking.

Wilton lies approximately 6 miles East of Pickering on the A170 and is within easy reach of village of Thornton le Dale which offers a good range of local amenities and recreational facilities with the market towns of Pickering and Malton being within easy driving distance where wider commercial facilities are available.



**Guide Price £350,000**

**BoultonCooper**

**BC**  
Est. 1804

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## Entrance Door

Leads to open plan living/kitchen diner.

## Hallway

8'8" x 13'7" (2.64m x 4.14m)

Which leads into the Kitchen/Dining Room.

## Living Area/Kitchen/Dining Room

12'5" x 18'6" & 10'11" x 20'4" (3.78m x 5.64m & 3.33m x 6.20m)

Quartz single drainer sink unit with mixer tap over, high quality units comprising wall and base units incorporating drawer compartments and deep pan drawer, work surfacing. Built in Hotpoint microwave and built in oven, Hotpoint induction hob, built in fridge freezer, built

in dishwasher and washer dryer. Double glazed windows to the front elevation, two double glazed velux windows, steps down to seating area with two sets of double glazed patio doors, spot lighting to ceiling, door to: Bedroom Three/Snug.

## Utility Room

6' x 7'3" (1.83m x 2.21m)

Walk in cupboard housing the underfloor heating unit.

## Guest Cloakroom

3'2" x 5'11" (0.97m x 1.80m)

Comprising Low Flush w.c., wash hand basin with cupboards below with mixer tap over, partial wall tiling, extractor fan.



## Bathroom

10'6" x 6'7" (3.20m x 2.01m)

Comprising; panelled bath, shower unit and shower rose, vanity unit with inset wash hand basin with cupboard below and mixer tap over, low flush w.c., partial wall tiling, heated towel rail and double glazed velux window.

## Master Bedroom

11'9" x 12'2" (3.58m x 3.71m)

With two double glazed windows.

## Bedroom Two

10'9" x 9'8" (3.28m x 2.95m)

With double glazed window.

## Bedroom Three/Snug

12'6" x 8'11" (3.81m x 2.72m)

With double glazed patio doors.

## Outside

Landscaped courtyard offers good outside space together with patio

area and lawn, there is a gravelled driveway providing off street parking for two vehicles and fencing to the boundaries.

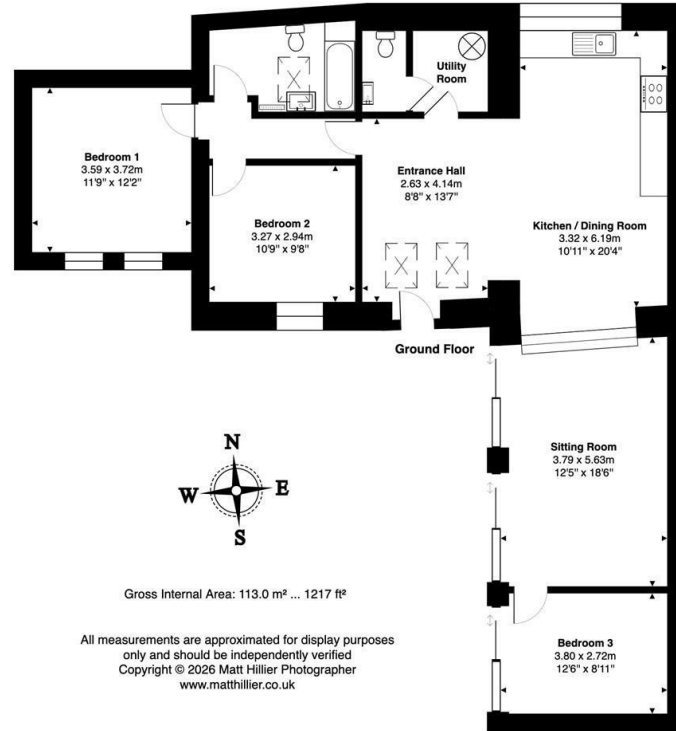
## Services

Air source heating with underfloor heating throughout the property thermostatically controlled.  
Mains electricity, water and drainage.  
10 Year Building Warranty



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### VIEWING

Strictly By appointment with the agents.

### COUNCIL TAX BAND

To Be Confirmed

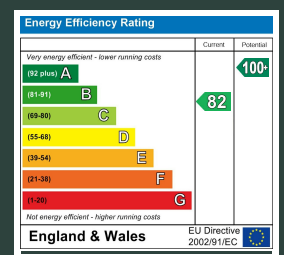
### ENERGY PERFORMANCE RATING

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