



74 Derwent Road | Pickering. YO18 7UB

An attractive and immaculately presented semi detached home situated in this sought after location comprising: Entrance hall with porcelain tiles, cloakroom, sitting room with solid wood flooring, inner lobby, well appointed dining kitchen, galleried landing, master bedroom with luxury ensuite, two further double bedrooms and family bathroom.

Block paved driveway to the front of the property with parking for two cars, secure lockable side gate leads to attractive landscaped gardens.

INTERNAL VIEWING IS HIGHLY RECOMMENDED.

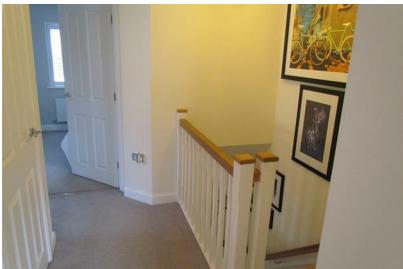


Guide Price £260,000

BoultonCooper

BC
Est. 1804

74 Derwent Road | Pickering



Accommodation Comprises

Entrance Door

Leads to:

Entrance Hall

With porcelain tiles, central heating radiator, part wood boarding, door to cloakroom.

Cloakroom

With porcelain flooring, wash hand basin with mixer tap and tiled splash back and cupboard below. low flush w.c., central heating radiator and extractor fan.

Sitting Room

With solid oak wood flooring, two central heating radiators, double glazed window to the front elevation with shutters, useful understairs storage cupboard with drawer.

Inner Lobby

With central heating radiator, ceiling downlighters, stairs to first floor landing.

Dining Kitchen

With stainless steel single drainer sink unit with

mixer tap over, set within rolled edge work surfaces, extensive range of good quality wall and base units incorporating drawer compartments with deep pan drawers, matching complimentary splash backs, space for automatic washing machine, dishwasher and fridge freezer. Four ring Zanussi gas hob, built in oven, extractor canopy over. Solid oak flooring. Under counter lighting, concealed wall mounted Ideal gas fired central heating boiler, central heating radiator, double glazed french doors open onto landscaped rear garden.

First Floor

Galleried landing

With built in large storage cupboard with shelving, access to roof space which is fully boarded and has light switch.

Master Bedroom

With two double glazed windows to the rear elevation and having shutters, central heating radiator, built in storage cupboards with hanging space and shelving.



En Suite

Comprising double shower cubicle with mains fed shower unit being tiled, vanity unit with inset wash hand basin with mixer tap, tiled splash backs with cupboards below, Matching bathroom cabinet over the hand basin with mirror doors, low flush w.c., tiled window sill, ladder style heated towel rail, double glazed window to the side elevation with opaque glass, extractor fan and tiled flooring.

Bedroom Two

Double glazed window to the front elevation, central heating radiator, fitted unit with drawers, shelving and hanging space.

Bedroom Three

Single bedroom currently used as a dressing room with fitted wardrobes and ceiling downlights.

Bathroom

With panelled bath with mains fed shower unit over, glass shower screen, partial wall tiling, pedestal wash hand basin with mixer

tap, low flush w.c. Porcelain tiled flooring, ladder style heated towel rail, double glazed window to the side elevation, extractor fan.

Outside

To the rear of the property there is a sandstone patio with drystone walling raised beds, secondary patio area with seating area with planting borders which leads to gravelled area and further space for more outdoor seating. Wildlife pond, fencing to the boundaries, side access with secure lockable gate.

Block paved parking area for two cars to the immediate front of the property.

Services

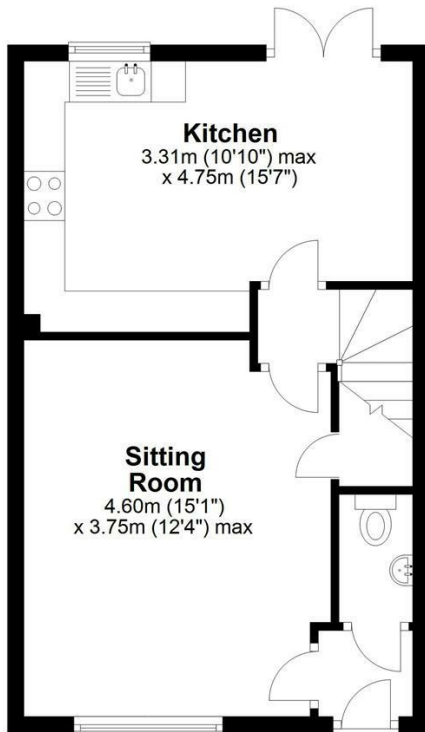
Mains gas, electricity, water and drainage are connected.



74 Derwent Road | Pickering

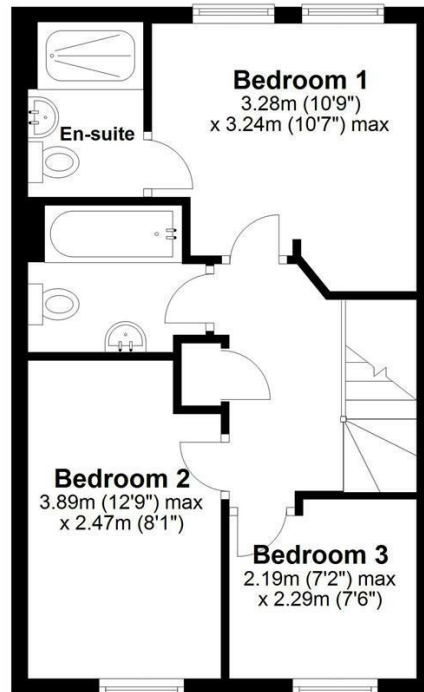
Ground Floor

Approx. 38.0 sq. metres (409.5 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.6 sq. feet)



Total area: approx. 82.1 sq. metres (884.1 sq. feet)

74 Derwent Road, Pickering

VIEWING

Type here

COUNCIL TAX BAND

C

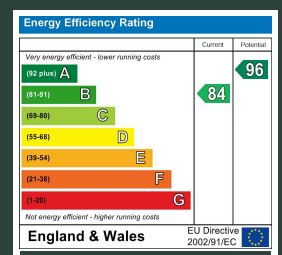
ENERGY PERFORMANCE RATING

B

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