



51 Pool Court | Pickering. YO18 8DR

An immaculately presented two bedroom detached bungalow occupying a pleasant situation within this quiet cul-de-sac situated to the south of Pickering town centre.

The accommodation enjoys the benefit of sealed unit double glazing and gas fired central heating throughout together with gardens, garage and driveway parking.

Pool Court is within walking distance of the town centre, local amenities and recreational facilities which the market town of Pickering offers.

The bungalow is being offered with no onward chain. Viewing highly recommended.



Guide Price £265,000

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Accommodation Comprises

Entrance Door
Leads to Kitchen

Kitchen

With 1 1/2 bowl drainer sink unit set within rolled edge work surfaces, tiled splash backs and tiled window sill, a range of wall and base units incorporating drawer compartments, fitted bench, central heating radiator, two double glazed windows. Free standing freezer and fridge will be included.

Sitting Room

With feature fireplace having wooden surround, marble effect back and hearth, electric fire, double glazed

bay window to the front elevation and double glazed window to the side elevation, two centrally heated radiators and coving to ceiling.

Inner Hallway

With access to roof space.

Bedroom One

With fitted wardrobes, central heating radiator and double glazed window to the rear elevation overlooking the garden and fields beyond.

Bedroom Two

Fitted shelved cupboard, central heating radiator, double glazed window and door to outside.

Re-fitted Shower room

Comprising shower cubicle





with shower unit having wall boarding, vanity unit with inset wash hand basin with cupboards below, low flush w.c., wall tiling, central heating radiator and double glazed window.

Outside

Attractive front garden with flower and shrubbery bed, driveway to the side leading to DETACHED GARAGE with remote controlled roller shutter door, personal door, light, power and plumbing for automatic washing machine.

Low maintenance rear garden with Yorkshire stone

patio, flower and shrubbery beds, fencing to the boundaries with views over fields to the rear.

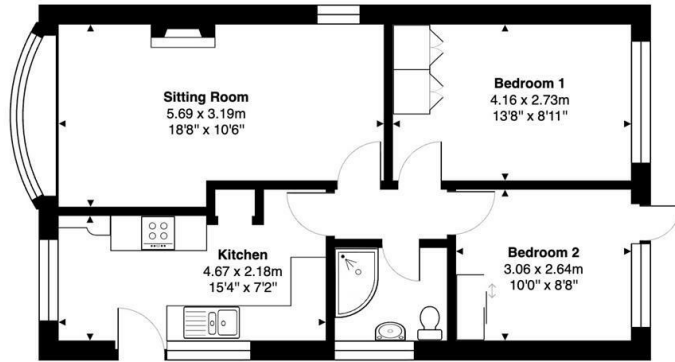
Services

Mains electricity, gas, water and drainage are connected.



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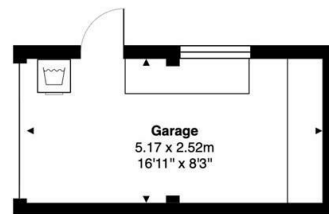


House
Gross Internal Area: 55.6 m² ... 598 ft²



Gross Internal Area: 68.6 m² ... 738 ft²

All measurements are approximated for display purposes only and should be independently verified
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Garage
Gross Internal Area: 13.0 m² ... 140 ft²

VIEWING

By appointment with the Pickering Office. Tel: 01751 472724.

COUNCIL TAX BAND

C

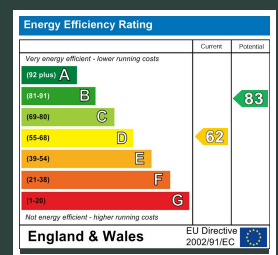
ENERGY PERFORMANCE RATING

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