



18 Whitfield Avenue | Pickering, YO18 7HY

A three bedroom semi-house situated along this popular residential road lying on the Eastern outskirts of Pickering. The accommodation which enjoys the benefit of sealed unit double glazing and gas fired central heating comprises front porch leading to entrance hall with staircase to first floor, sittingroom, dining room leading into kitchen

and sunroom overlooking the rear garden on the ground floor with three bedrooms and family bathroom on the first floor. The gardens lie to the front and rear and a side driveway which provides parking for several cars leads to a garage. Pickering is an attractive market town offering a good range of local amenities and recreational facilities.



Guide Price £220,000

BoultonCooper

BC
Est. 1804

18 Whitfield Avenue | Pickering



Entrance Door

Leads to:

Porch

With door leading to the Reception hallway.

Reception Hallway

Having window, stairs to first floor landing, central heating radiator, small under stairs storage cupboard.

Sitting Room

12' x 10'8" (3.66m x 3.25m)

With double glazed bay window to the front elevation, feature fireplace with wooden surround, marble effect hearth, electric fire, central heating radiator, coving to ceiling.

Dining Room

16' max 10'5" min x 12' (4.88m max 3.18m min x 3.66m)

With feature fireplace having wooden surround and tiled hearth, marble effect back, electric fire, low level cupboards to either side of the fireplace, useful under

stairs storage cupboard housing Worcester boiler, central heating radiator, windows to Sun room.

Kitchen

9' x 7'9" (2.74m x 2.36m)

Comprising 1 1/2 bowl drainer sink unit set within rolled edge work surfaces, further wall and base units incorporating drawer compartments with tiled splash backs, plumbing for automatic washing machine, built in oven with four ring hob, double glazed window to the side and rear elevations, door to sunroom.

Sun Room

17'1" x 8'10" (5.21m x 2.69m)

With two sets of patio doors leading to the rear garden, central heating radiator.

First Floor

Landing

Double glazed window to the side elevation, airing cupboard, access to roof space, central heating radiator.



Bedroom One

13'6" x 10'5" (4.11m x 3.18m)

With double glazed bay window to the front elevation, useful high level storage cupboard, central heating radiator.

Bedroom Two

9'11" x 9'3" (3.02m x 2.82m)

With central heating radiator, built in cupboard, double glazed window to the rear elevation.

Bedroom Three

6'11" x 6' (2.11m x 1.83m)

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

Bathroom

Comprising panelled bath with shower unit over, wash hand basin with cupboards below, low flush w.c., wall tiling, double glazed window and central heating radiator.

Outside

Garden to the front of the property with long driveway leading to GARAGE. Private rear garden with patio area, laid lawn, flower/shrubbery borders and various other trees and shrubs, GARDEN SHED.

There is a retaining wall to the side and fencing to the rear boundary.

Directions

From our Pickering office follow the Market Place around onto Smiddy Hill, turn left at the bottom of Smiddy and proceed to the roundabout going straight over in an Easterly direction onto the A170. Whitfield Avenue is the third turning on the left, Number 18 is situated on the left hand side.

Services

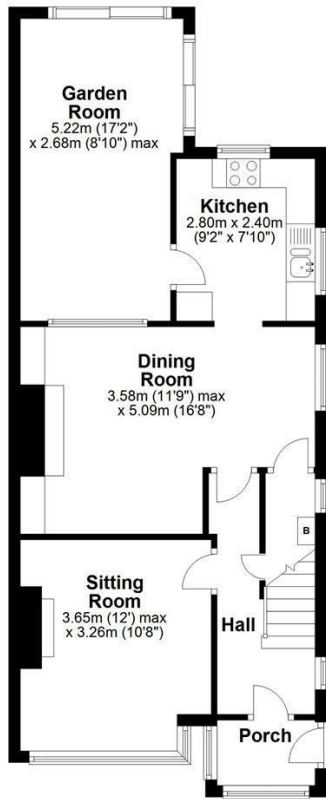
Mains gas, electric, water and drainage are connected.



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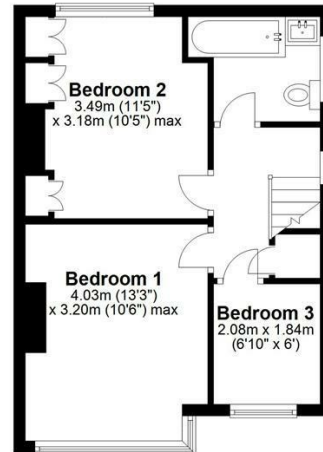
Ground Floor

Approx. 60.6 sq. metres (652.1 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.3 sq. feet)



Total area: approx. 96.4 sq. metres (1037.4 sq. feet)
18 Whitfield Avenue, Pickering

VIEWING

Strictly By Appointment With The Agents

COUNCIL TAX BAND

C

ENERGY PERFORMANCE RATING

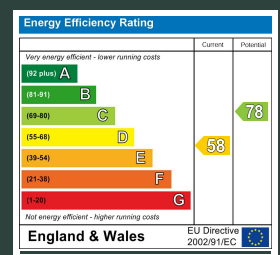
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