



5 Cuddy Brown Close | Pickering, YO18 7EU

A three bedroom semi-detached house occupying a pleasant position in this popular residential area lying to the East of the town centre. The accommodation which lies on two floors comprises entrance porch, sitting room, fitted kitchen, two bedrooms and shower room on the ground floor with third bedroom on the first floor enjoying central heating and double glazing virtually throughout. Externally there is a side driveway offering parking for several vehicles and leading to the Garage. The gardens lie to the front and rear. Pickering is a lovely market town offering a good range of local amenities and recreational facilities.



Guide Price £250,000

5 Cuddy Brown Close | Pickering



Accommodation Comprises

Entrance Door leads to:

Porch

Central heating radiator, double glazed window, fuse board, door to sitting room.

Sitting Room

17'8" x 12'5" (5.38m x 3.78m)

With feature fireplace, having wood surround, marble effect back and hearth, coal effect gas fire, stairs to first floor landing, two central heating radiators, double glazed picture window to the front elevation, door to kitchen

Kitchen

12' x 10' (3.66m x 3.05m)

Comprising 1 1/2 bowl stainless

steel sink unit with mixer tap over set within rolled edge work surfaces, further wall and base units incorporating drawer compartments with tiled splash backs, four ring hob with extractor canopy over, built in double oven, plumbing for automatic washing machine, central heating radiator, double glazed window to the side elevation, door to outside.

Inner Hallway

With built in cupboard.

Bedroom One

12'3" x 12' (3.73m x 3.66m)

With built in wardrobes and cupboards above, central heating radiator, double glazed window to the rear elevation and overlooking the garden.



Bedroom Two/Dining Room

9'11" x 8'10" (3.02m x 2.69m)
With central heating radiator, double glazed sliding patio door to the rear garden.

Shower Room

Comprising shower cubicle with shower unit, pedestal wash hand basin, low flush w.c., heated towel rail, wall tiling, mermaid boarding in the shower cubicle, double glazed window to the side elevation, built in cupboard.

First Floor

Landing with two large under eaves storage to either side of the landing with lighting

Bedroom

11' x 9'8" (3.35m x 2.95m)
With side double glazed window and central heating radiator.

Outside

Front garden has flower/shrubbery beds, long driveway to the side leads to GARAGE which is brick built with up and over door and personal door to the side with a double glazed window.

The rear garden is laid to lawn with flower/shrubbery borders and various other trees and shrubs with fencing to the boundaries.

Services

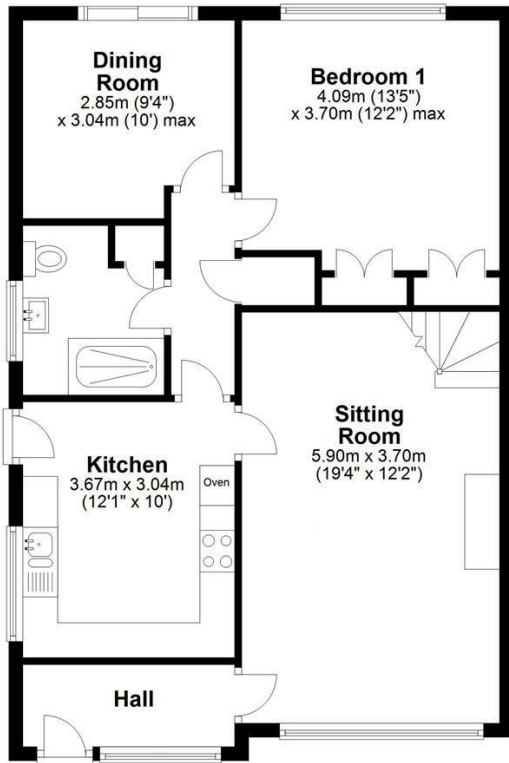
Mains electric, gas, water and drainage are connected.



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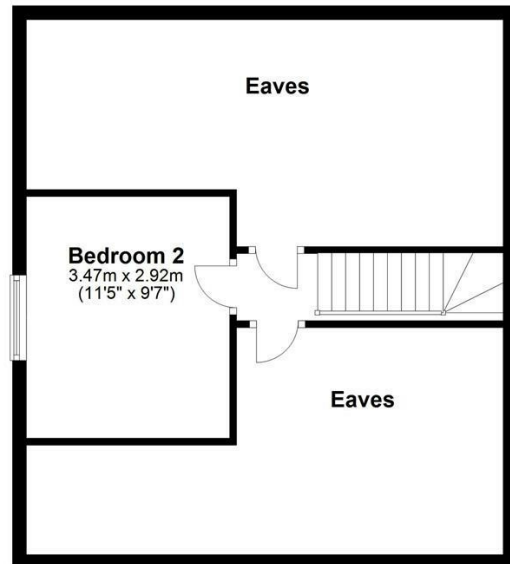
Ground Floor

Approx. 70.0 sq. metres (754.0 sq. feet)



First Floor

Approx. 52.5 sq. metres (565.4 sq. feet)



Total area: approx. 122.6 sq. metres (1319.3 sq. feet)
5 Cuddy Brown Close, Pickering

VIEWING

Strictly By Appointment with the agents.

COUNCIL TAX BAND

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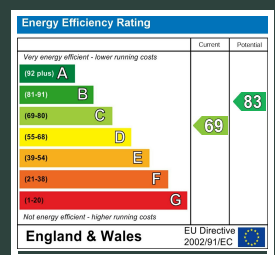
ENERGY PERFORMANCE RATING

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