



## 15, Willow Court Recreation Road | Pickering YO18 7EY

A mid terrace cottage comprising; Entrance porch with reception hallway, sitting room, kitchen, ground floor shower room and bedroom, first floor; landing, master bedroom with wardrobes, study and bathroom. Electric wall mounted heaters, double glazing, small rear patio area.

The property is ideally situated close to the town centre with internal viewing highly recommended.

The scheme is open to those over 55 years of age or restricted disability.



**Guide Price £175,000**

**BoultonCooper**

**BC**  
Est. 1804

# 15, Willow Court Recreation Road | Pickering



## ENTRANCE PORCH

Leads to:

## RECEPTION HALLWAY

Stairs to first floor landing, wall mounted heater, coving to ceiling.

## SITTING ROOM

15'9" x 10'3" (4.80m x 3.12m)

With feature fireplace, wooden surround, coving to ceiling, wall mounted electric heater, door to:

## KITCHEN

10'11" x 8'9" (3.33m x 2.67m)

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, four ring hob, built in oven, space for fridge freezer, window to the rear elevation, door to outside.

## GROUND FLOOR BEDROOM

11'0" x 10'9" (3.35m x 3.28m)

With wall mounted heater and window to rear elevation, coving to ceiling.

## SHOWER ROOM

Comprising shower cubicle with shower unit, pedestal wash hand basin, low flush w.c., partial wall tiling, coving to ceiling.

## FIRST FLOOR LANDING

With built in cupboard. Airing cupboard.

## SMALL BEDROOM/STUDY

7'3" x 7'0" (2.21m x 2.13m)

With velux window.



## MASTER BEDROOM

12'7" x 9'8" (3.84m x 2.95m)

With built in wardrobes, further under eaves storage area, wall mounted electric heater.

## BATHROOM

With Panelled bath, pedestal wash hand basin and low flush w.c.

## OUTSIDE

Small rear patio area.

## SERVICES

Mains electric, water and drainage.

## MANAGEMENT NOTES

The residents of the property must be aged 55 or over or be registered disabled. Willow Court is a joint management between the developers and Accent

Property Solutions Ltd. and we are advised that there is a Service Charge of £ 2,046.36 which is an annual payment ( as of 31st March 2022 ) that covers the following:

House manager on-site.

Insurance (excluding contents)

External maintenance & decoration

M a i n t e n a n c e o f roads/landscaped garden areas

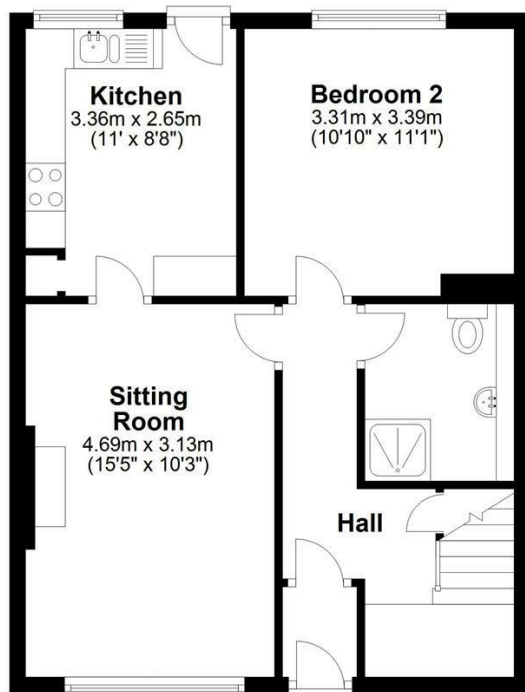
The property can be sold at any time in the usual way, but on a re-sale 1% will be charged by the Housing Association to cover administration and other costs.



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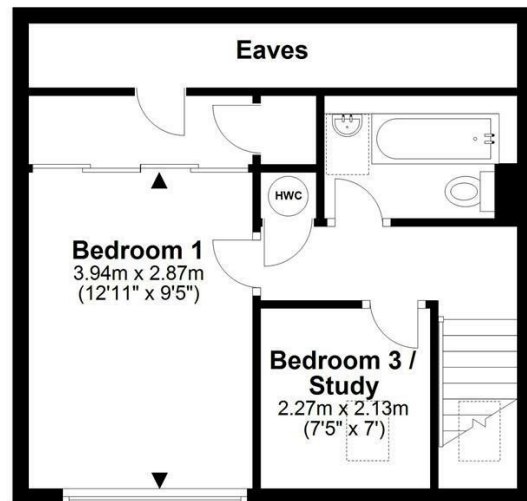
## Ground Floor

Approx. 50.0 sq. metres (538.6 sq. feet)



## First Floor

Approx. 35.9 sq. metres (386.6 sq. feet)



Total area: approx. 86.0 sq. metres (925.3 sq. feet)

**15 Willow Court, Pickering**

### VIEWING

Strictly by appointment with the agents.

### COUNCIL TAX BAND

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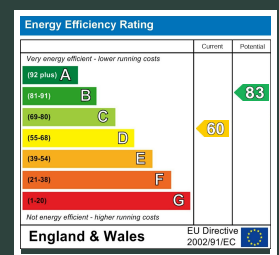
### ENERGY PERFORMANCE RATING

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