# 2 The Courtyard | Wilton, Pickering, YO18 7BQ

Unexpectedly returned to the market due to chain collapse.
Number 2 The Courtyard is a contemporary barn conversion offering individually designed modern style living accommodation lying within the village of Wilton which lies on the A170 approximately 6 miles East of Pickering. The property which enjoys underfloor heating and uPVC double glazing offers open plan kitchen with fitted units including integrated Bosch appliances, living and dining area; four double bedrooms all having en-suite bathroom or shower room all of which offers a good degree of flexibility for individual purchaser needs.
Wilton lies approximately 6 miles East of Pickering on the A170 and is within easy reach of village of Thornton le Dale which offers a good range of local amenities and recreational facilities with the market towns of Pickering and Malton being within easy driving distance where wider commercial facilities are available.

## Guide Price £550,000

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Est. 1804

# 2 The Courtyard | Wilton, Pickering

## Entrance Door
Leads to:

## Reception Hallway
23'3" x 3'10" (7.09 x 1.18m)

## Utility Room
7'9" x 9'7" (2.36m x 2.92m)
Housing for underfloor heating unit, double glazed window to the front elevation.

## Cloakroom
Comprising vanity unit with inset hand basin with cupboards below and mixer tap over, low flush w.c., extractor fan.

## Living/Kitchen Dining Area
17'6" x 21'0" (5.33m x 6.40m)
Kitchen/Dining Room; 17'6" x 21' Comprising single drainer sink unit with mixer tap over and set within Quartz worksurfaces together with a high quality range of units comprising wall and base units incorporating drawer compartments and deep pan drawer. Built in double oven, induction hob, other built in appliances include fridge freezer, dishwasher and washer drier. Spot lighting to ceiling, two double glazed velux windows and double glazed window.
Living Room; 12'7" x 12'4" With picture windows and double glazed door to outside, spot lighting to ceiling.
Sitting Room; 12'2" x 13'3" Two double glazed velux windows, spot lighting, double glazed patio doors overlooking the garden.

## Bedroom One
13'8" x 13'4" (4.17m x 4.06m)
With two double glazed velux windows.

## En Suite
8'6" x 9'4" (2.59m x 2.84m)
Comprising, panelled bath with mixer tap, vanity unit with inset wash basin with cupboards below and mixer tap over, shower cubicle with shower unit and shower rose, low flush w.c., heated towel rail, partial wall tiling and spot lighting.

## Inner Hallway
Leads to Bedroom two.

## Bedroom Two
13'5" x 17'6" (4.09m x 5.33m)
Exposed timbers to ceiling, double glazed windows and double glazed door.

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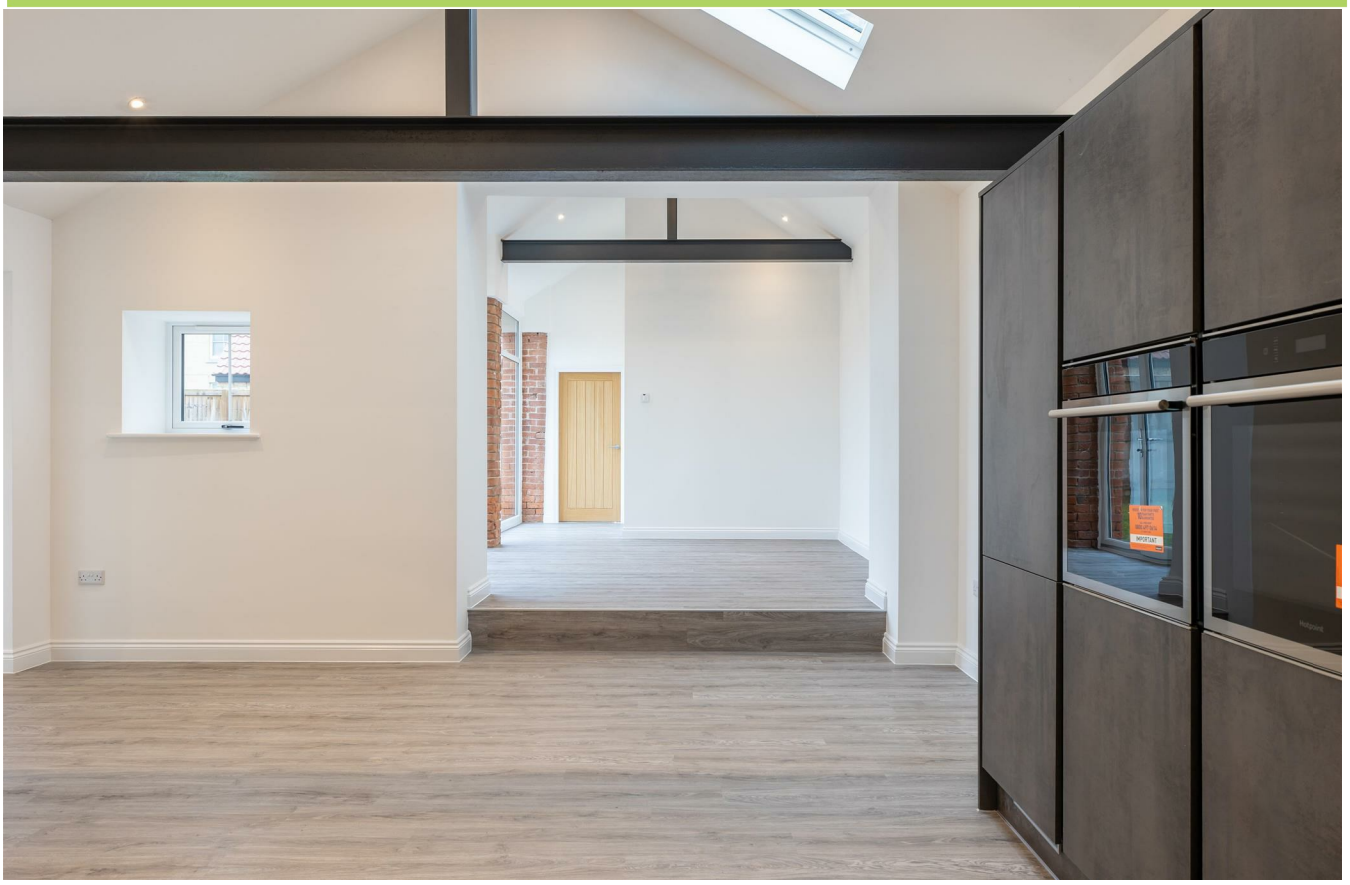

## En Suite
3'10" x 9'10" (1.17m x 3.00m)
Shower room with shower cubicle with shower unit and shower rose, vanity unit with inset wash hand basin with cupboards below and mixer tap over, low flush w.c., partial wall tiling.

## Bedroom Three
14" x 13'3" (4.27m x 4.04m)
With double glazed window and exposed timbers to ceiling, spot lighting.

## En Suite
7'8" x 6'2" (2.34m x 1.88m)
Shower room comprising shower cubicle with shower unit and shower rose, vanity unit with inset wash hand basin with cupboards below and mixer tap over, low flush w.c., heated towel rail and partial wall tiling.

## Bedroom Four
12'6" x 9'7" (3.81m x 2.92m)
With double glazed door to outside, double glazed window, spot lighting.

## En Suite
7'8" x 5'11" (2.34m x 1.80m)
Comprising shower cubicle with shower unit and shower rose, vanity unit with inset wash hand basin with cupboards below and mixer tap over, low flush w.c., partial wall tiling and double glazed velux window and heated towel rail.

## Hallway
19'9" x 5'10" (6.02 x 1.80m)
With double doors opening into the garden area.

## Outside
Gravelled area providing parking space for two vehicles.
Patio area and laid lawn, fencing to the boundaries.

## Services
Mains electricity, water and drainage.
Air Source heating with thermostatically controlled underfloor heating to the whole property.

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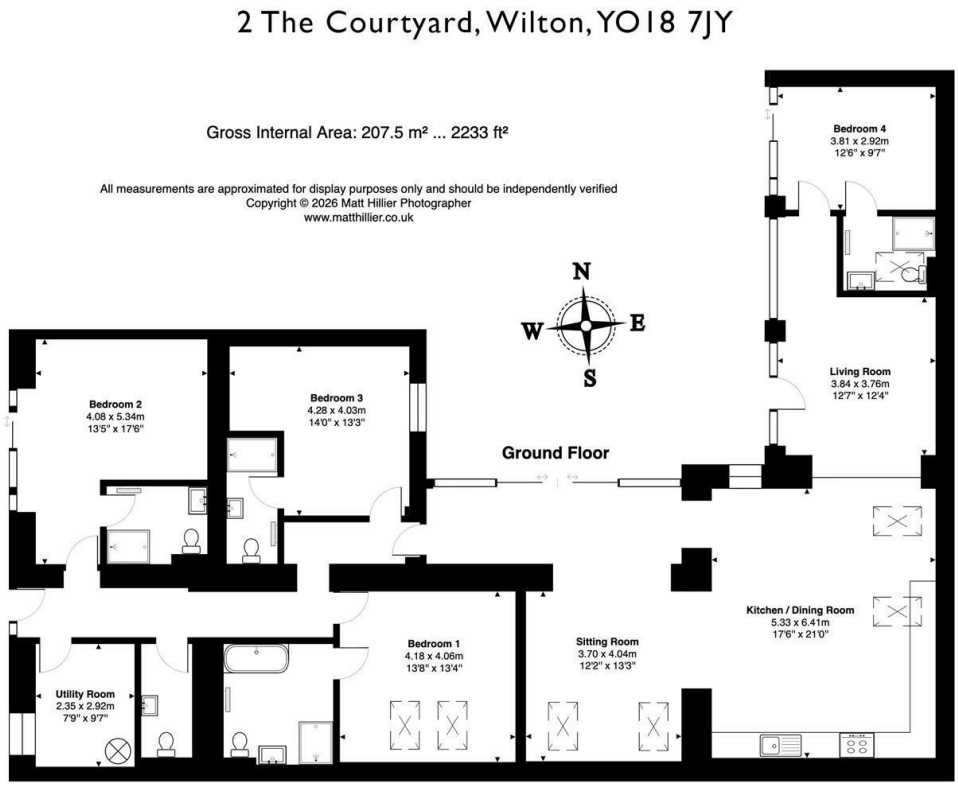


VIEWING

Strictly by appointment with the agents.

COUNCIL TAX BAND

To Be Confirmed

ENERGY PERFORMANCE RATING

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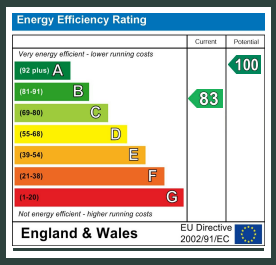


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