



62 Westlands | Pickering, YO18 7HJ

An attractive and spacious detached dormer bungalow situated in this quiet cul de sac location offering well proportioned and versatile accommodation throughout. Sizeable gardens to the front and easily maintained private patio area to the rear together with long driveway which leads to the garage.

The accommodation offers; Entrance porch and hallway, sitting room, dining room, conservatory/sunroom, kitchen and good sized utility room. Ground floor bedroom and bathroom. To the first floor there are two further bedrooms and shower room. No Onward Chain



Guide Price £398,000

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Entrance Hallway

With central heating radiator, stairs to first floor landing, coving to ceiling, built in cupboard.

Sitting Room

14'4" x 12' (4.37m x 3.66m)

With attractive marble effect fireplace incorporating mantel and hearth, coal effect gas fire, coving to ceiling, two central heating radiators, large double glazed bay window to front elevation, double doors leading through to dining room.

Dining Room

13'8" x 11'1" (4.17m x 3.38m)

Central heating radiator, coving to ceiling, double doors leading into sunroom.

Sunroom/Conservatory

9'5" x 10'3" (2.87m x 3.12m)

With double glazed windows, door to outside, central heating radiator, laminate flooring.

Kitchen

14'4" x 9'9" (4.37m x 2.97m)

Comprising 1 1/2 bowl drainer sink unit set within

rolled edge work surfaces with mixer tap over. Extensive range of wall and base units incorporating drawer compartments with decorative tiled splash backs, four ring hob with extractor canopy over, built in oven, display cabinets and shelving, built in dishwasher and space for fridge, double glazed window to the rear elevation, coving to ceiling, central heating radiator,

Utility Room

11'3" x 8'2" (3.43m x 2.49m)

Stainless steel single drainer sink unit set within rolled edge work surfaces with mixer tap over, further wall and base units incorporating drawer compartments with tiled splash backs, plumbing for automatic washing machine, coving to ceiling, double glazed window to the rear elevation, door to outside, door to garage.

Ground Floor Bedroom

13'8" x 9'9" (4.17m x 2.97m)

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



Bathroom

With panelled bath, pedestal wash hand basin, low flush w.c., wall tiling, double glazed window to the rear elevation, central heating radiator, built in cupboard housing Megaflow hot water cylinder.

First Floor

Landing

Bedroom Two

15' x 12'5" (4.57m x 3.78m)

With fitted furniture comprising wardrobes, drawers and bedside cabinets. Two under eaves storage areas, coving to ceiling, central heating radiator, double glazed window to the side elevation.

Bedroom Three

15' x 12'2" (4.57m x 3.71m)

With fitted furniture comprising wardrobes, drawers, bedside cabinets and dressing table plus additional drawers. Two double glazed velux windows, coving to ceiling, central heating radiator.

Shower Room

Comprising shower cubicle with shower unit, pedestal wash hand basin and low flush w.c., partial wall tiling, double glazed velux window, extractor fan, central heating radiator.

Outside

Good sized front garden with laid lawn, flower/shrubbery borders and various other trees and shrubs.

Long driveway leads to GARAGE with parking for several cars.

Side access leads to the low maintenance rear garden with large paved patio, gravelled area, garden shed, retaining wall to the rear and fencing to the boundaries.

Garage

17'5" x 8'8" (5.31m x 2.64m)

With up and over door, light and power and wall mounted Worcester boiler,

Services

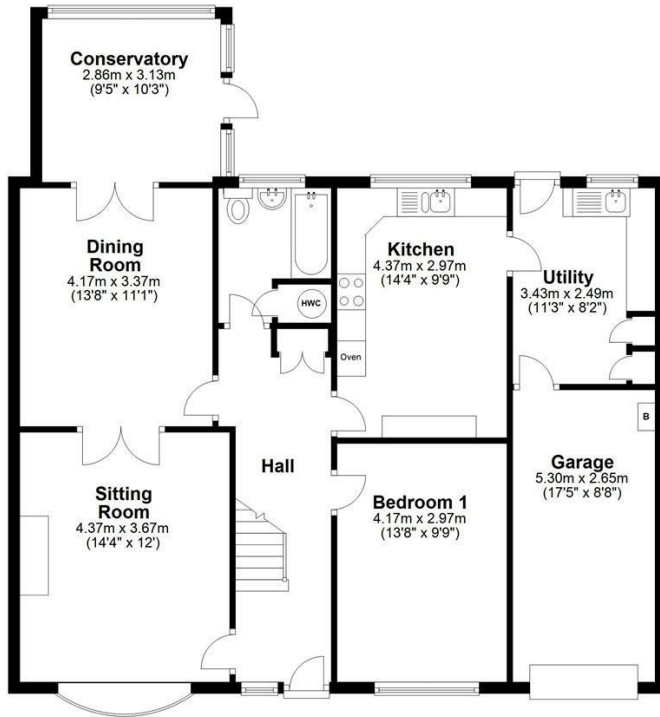
Mains electricity, gas, water and drainage are connected.



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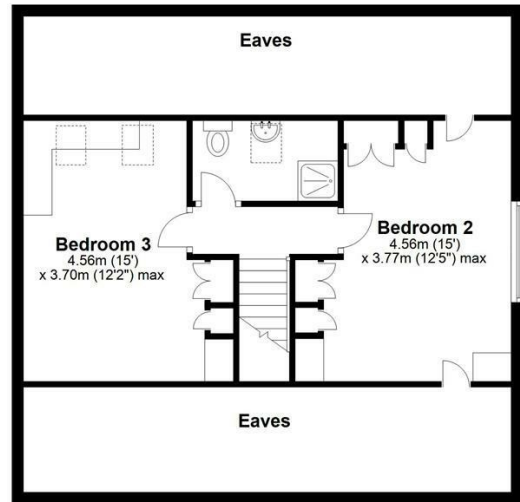
Ground Floor

Approx. 105.5 sq. metres (1135.7 sq. feet)



First Floor

Approx. 70.9 sq. metres (763.6 sq. feet)



Total area: approx. 176.5 sq. metres (1899.3 sq. feet)

62 Westlands, Pickering

VIEWING

Strictly By Appointment With The Agents

COUNCIL TAX BAND

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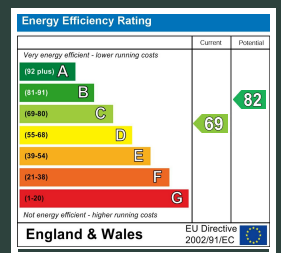
ENERGY PERFORMANCE RATING

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