



41 Westlands | Pickering, YO18 7HJ

Situated on an established development to the north of Pickering this end terrace property offers spacious accommodation over two floors. With low maintenance gardens to the front and rear and single garage. The property requires modernisation and comprises; entrance porch, cloakroom, sitting room, kitchen

with dining area. To the first floor there are three bedrooms and a shower room. Pickering is a popular market town set on the edge of the North York Moors National Park and offers a wide variety of shops, leisure facilities and schooling.

The property is being offered with no onward chain.



Guide Price £220,000

41 Westlands | Pickering



Accommodation Comprises

Entrance Door

Leads to reception hallway.

Reception Hallway

With wall mounted heater and stairs to first floor landing.

Cloakroom

With pedestal wash hand basin with tiled splash back, low flush w.c. and wall mounted heater

Sitting Room

14'11" x 13'10" (4.55m x 4.22m)
With coving to ceiling, wall mounted heater and double glazed window to the front elevation.

Dining Kitchen

9'3" x 17'1" (2.82m x 5.21m)

Comprising single drainer sink unit set within rolled edge work surfaces with tiled splash backs, further wall and base units incorporating drawer compartments, plumbing for automatic washing machine, understairs storage cupboard, double glazed window to the rear elevation and door to outside.

Dining Area: with double glazed window to the rear elevation, dado rail and wall mounted heater.

First Floor

Stairs from hallway to first floor landing.



Bedroom One

14'11" x 9'4" (4.55m x 2.84m)

With double glazed window to the front elevation and wall mounted heater.

Bedroom Two

9'3" x 10'8" (2.82m x 3.25m)

With double glazed window to the rear elevation having a nice outlook and wall mounted heater.

Bedroom Three

11'8" x 7'6" (3.56m x 2.29m)

Double glazed window to the front elevation and wall mounted heater, fitted wardrobes and cupboards above.

Shower Room

Comprising shower cubicle with shower unit, wash hand basin, low flush w.c., chrome heated towel rail and double glazed window.

Outside

Front: -

To the rear there is small dwarf wall with paving area, garden shed and fencing to the boundaries. The property also has a SINGLE GARAGE with light and power which is slightly removed from the property.

Services

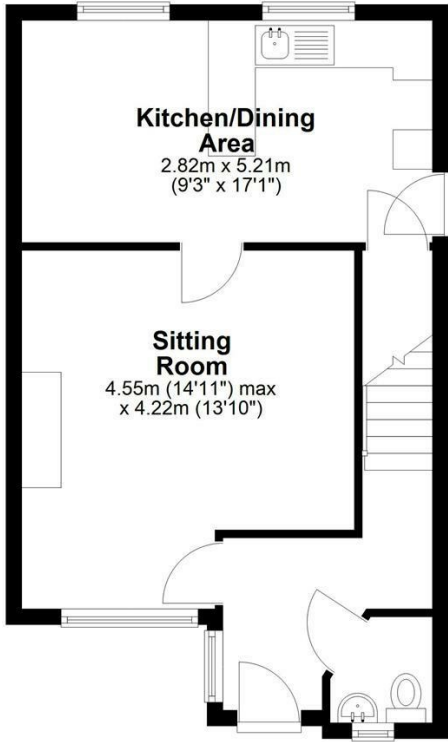
Mains electricity, water and drainage are connected.



41 Westlands | Pickering

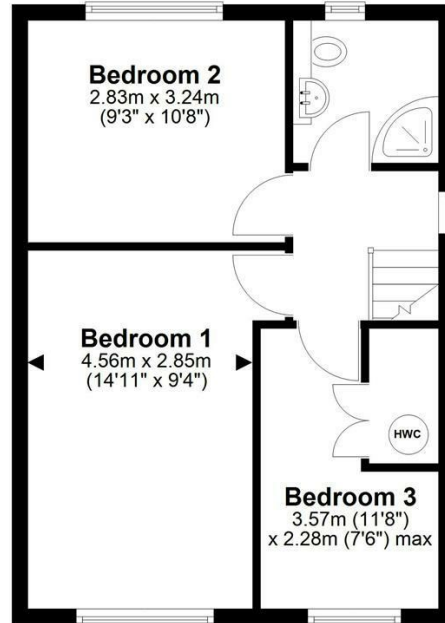
Ground Floor

Approx. 42.5 sq. metres (457.9 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



Total area: approx. 81.5 sq. metres (876.9 sq. feet)

41 Westlands, Pickering

VIEWING

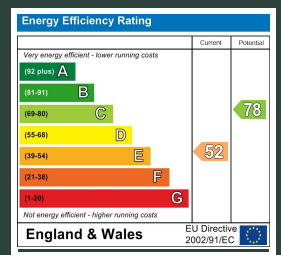
Strictly by appointment with the agents

COUNCIL TAX BAND

C

ENERGY PERFORMANCE RATING

E



St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk

boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801