



35 Derwent Road | Pickering. YO18 7UA

35 Derwent Road is situated on the David Wilson Homes Development on the north east side of the popular market town of Pickering; this three bedroom semi detached home offers well planned and presented accommodation lying over two floors.

Offering quality fittings to kitchen and bathroom together with high quality carpets and LVT flooring.

The immaculately presented accommodation comprises; Entrance Hallway, Cloakroom, Sitting Room, and Dining Kitchen. To the first floor the main bedroom has an ensuite shower room, two further bedrooms and family bathroom.

To the exterior there is a long block paved driveway with electric point. Gates lead to the rear which features a patio with Indian stone flags and fencing to boundaries.



Guide Price £260,000

BoultonCooper

BC
Est. 1804



Reception Hallway

Central heating radiator, door to cloakroom and staircase to first floor landing.

Cloakroom

With pedestal wash hand basin with tiled splash-backs; low flush w.c. Spot lighting, extractor fan and central heating radiator.

Dining Kitchen

12' x 18'6" (3.66m x 5.64m)
With wall and floor units including Franke stainless steel sink unit, work surfaces, drawer compartments. Built in oven with four ring gas hob having extractor canopy over and splashback. Plumbing for automatic washing machine, built in dishwasher. Central heating radiator and double glazed window to front and side elevations. Spot lighting to ceiling in kitchen area. Understairs storage cupboard.

Sitting Room

15'6" x 10'11" (4.72m x 3.33m)
Double glazed french doors opening onto the rear garden; two central heating radiators.

First Floor Galleried Landing

Access to roof space, good sized built in cupboard.

Bedroom One

15'6" x 11'8" (4.72m x 3.56m)
With fitted wardrobes providing hanging space, shelving and drawer compartments; central heating radiator. Double glazed window to the rear elevation.

En Suite Shower Room

Providing double shower cubicle with shower unit which is tiled, pedestal wash hand basin with tiled splash-backs, low flush w.c., Central heating



radiator/towel rail. Double glazed window, extractor fan and spotlighting to ceiling.

Bedroom Two

8'7" x 11'6" (2.62m x 3.51m)

With central heating radiator and double glazed window to the rear elevation.

Bedroom Three

6'7" x 10'7" (2.01m x 3.23m)

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

Bathroom

With suite comprising panelled bath and shower unit over with shower screen, partial wall tiling, pedestal wash hand basin with tiled splash back and low flush w.c. Ladder style central heating towel rail. Double

glazed window to the side elevation. Extractor fan and spotlighting to ceiling. Bathroom cabinet.

Outside

The front garden offers low maintenance and is planted with shrubs. Pathway to the front door, block paved driveway to the side. Gated access to the rear garden which is low maintenance paved rear garden with fencing to the boundaries and good sized garden shed.

Services

Gas, electricity, water and drainage.

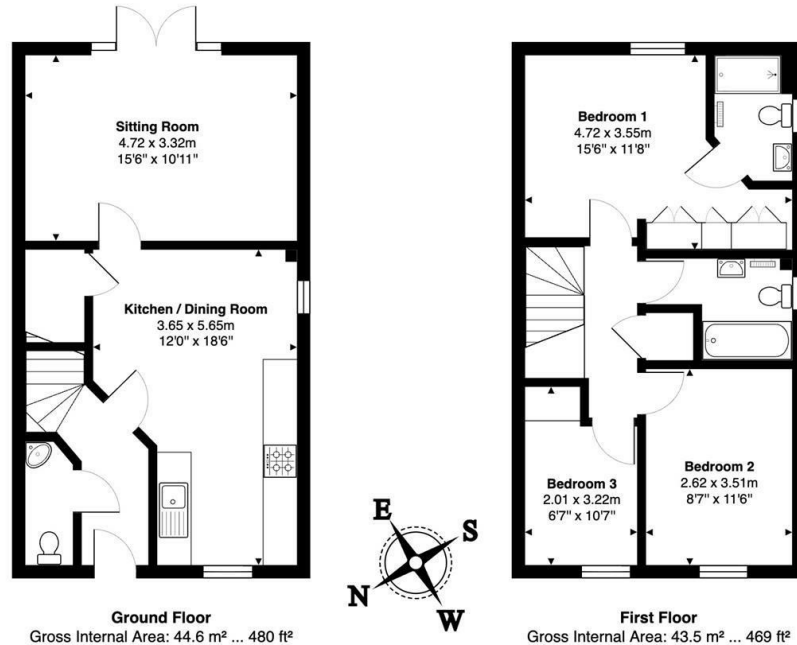
Maintenance Charge

There is a Maintenance Charge of £220.24 per annum.



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35 Derwent Road, Pickering, YO18 7UA



Gross Internal Area: 88.1 m² ... 949 ft²

All measurements are approximated for display purposes only and should be independently verified
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VIEWING

By appointment with the Agents, Pickering Office. Tel: 01751 472724

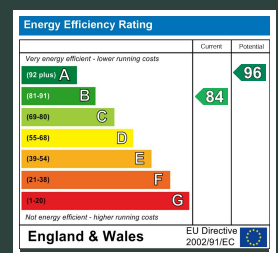
COUNCIL TAX BAND

We are advised that the property lies in Band C.

Prospective purchasers are advised to verify this with the council.

ENERGY PERFORMANCE RATING

R



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