



## 1 Millfield Close | Pickering, YO18 8DP

An immaculately presented two bedroom detached bungalow with decent sized garden and generous garage nicely situated at the junction of Millfield Close on Mill Lane within short easy walk of the town centre. The well specified accommodation has been recently up-graded to include re-fitted kitchen and bathroom, modern central heating boiler and uPVC windows. Externally the garden has been designed and laid out for ease of maintenance and

again it is immaculately presented. The bungalow is attractively positioned nearby to the town's recreation/cricket field which is overlooks at the front. The rear garden offers a good deal of privacy. Pickering is a thriving market town with an excellent rang of facilities situated at the foot of the North York Moors National Park.



**Guide Price £265,000**

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## FRONT ENTRANCE DOOR

Leads to:

## SPACIOUS DINING KITCHEN

18'6" x 9'3" (5.64 x 2.82)

Comprising single drainer sink unit set within rolled edge work surfaces and mixer tap over, good range of wall and base units incorporating drawer compartments with splash back, built in oven and microwave, four ring hob with extractor canopy over, plumbing for automatic washing machine, wall mounted boiler. Double glazed windows to the front and side elevations, central heating radiator.

## SITTING ROOM

21'5" x 10'3" (6.53 x 3.12)

With double glazed bay window

to the front elevation and double glazed window to the side elevation, two central heating radiators.

## INNER HALL

With hatch to roof space.

## BEDROOM ONE

14'9" x 10'3" (4.50 x 3.12)

Fitted wardrobes with cupboards above bed recess, bed side cabinets, central heating radiator, double glazed patio doors lead to conservatory.

## BEDROOM TWO

11'9" x 9'3" (3.58 x 2.82)

With central heating radiator, wardrobe and double glazed patio doors leading into the conservatory.



## GARDEN ROOM

With double glazed french doors leading to outside, tiled flooring, double glazed windows.

## SHOWER ROOM

5'7" x 6'1" (1.70 x 1.85)

Re-fitted shower room comprising shower cubicle with shower unit, wash hand basin with cupboards below, low flush w.c., central heating radiator and wall boarding, double glazed window.

## EXTERIOR

The bungalow is well positioned with an east west orientation. The front garden is laid to lawn, driveway leads to GARAGE with up and over

door, light and power. Low maintenance rear garden with artificial grass, patio and flower/shrubbery borders with fencing to the boundaries.

## GARAGE

17'10" x 10'8" (5.44 x 3.25)

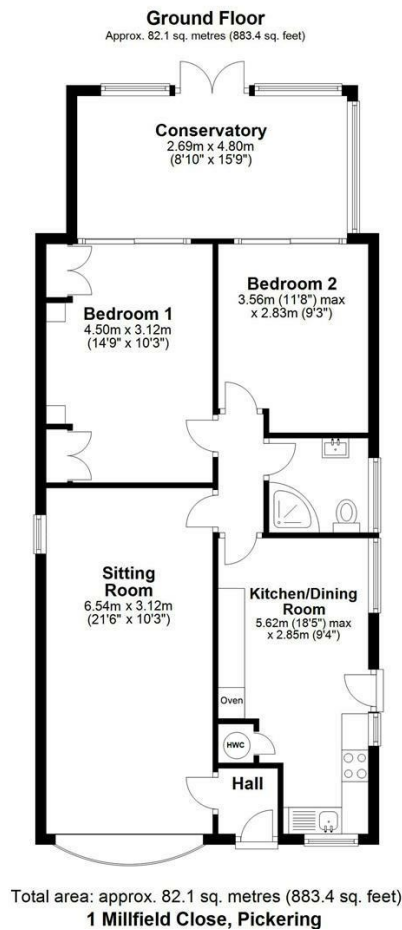
A generously sized single garage of concrete sectional construction with modern up and over door, light and power.

## SERVICES

Mains water, electricity, drainage and gas.



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## VIEWING

Strictly By Appointment with the agents.

## COUNCIL TAX BAND

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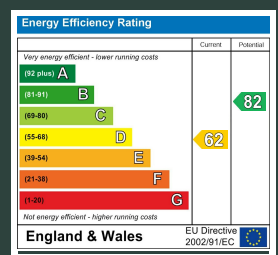
## ENERGY PERFORMANCE RATING

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