



## 41 Westlands | Pickering, YO18 7HJ

Situated on an established development to the north of Pickering this en 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**



## 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

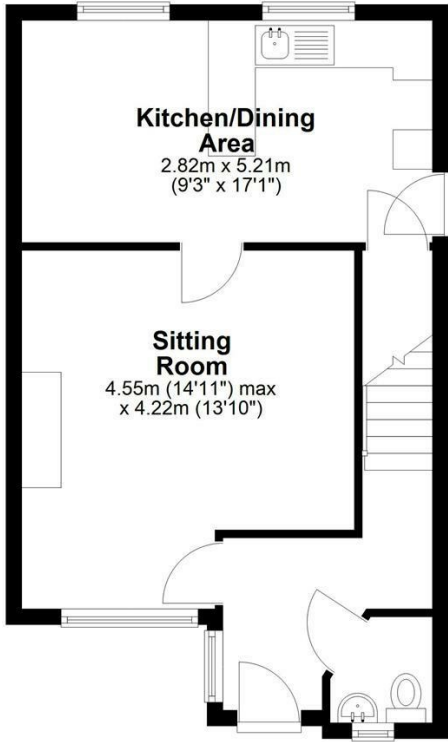
Mains electricity, water and drainage are connected.



# 41 Westlands | Pickering

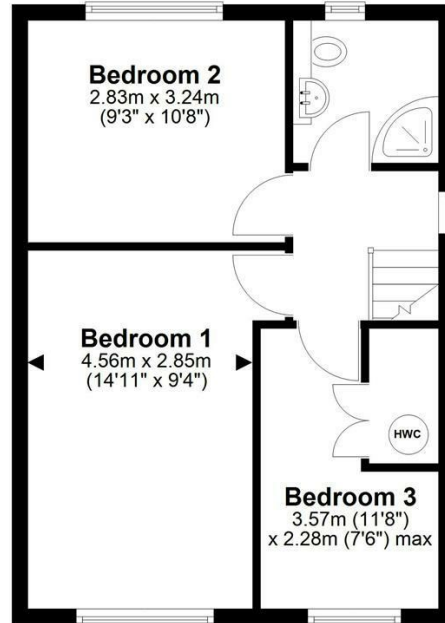
## Ground Floor

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

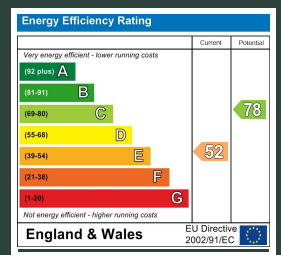
Strictly by appointment with the agents

### COUNCIL TAX BAND

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### ENERGY PERFORMANCE RATING

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**BC**  
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