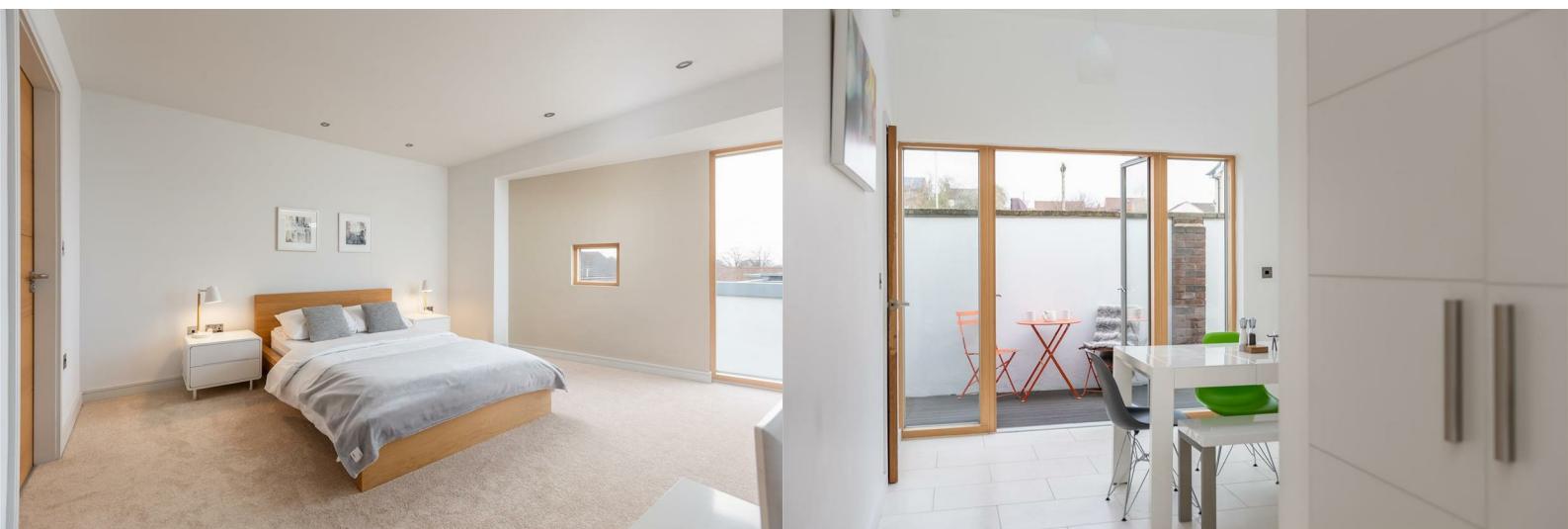




12 Spire View , YO18 7DE

Auction Guide £160,000



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, Pickering, YO18 7DE

Auction Guide £160,000



** For sale by online auction ** Pre-Auction offers considered **
 Auction Date – Thursday 26th February 2026

Welcome to 12 Spire View, a stunning end terrace townhouse nestled in the heart of the sought-after town of Pickering. This immaculately presented property boasts two spacious bedrooms, one with a well appointed bathroom ensuite (with shower) and separate well appointed bathroom/wet room, making it an ideal home for couples or small families. As you enter the property there is plenty of natural light, thanks to the impressive floor to ceiling windows that enhance the open and airy feel of the living spaces. The reception room offers a perfect setting for relaxation or entertaining guests, while the modern design ensures a comfortable and stylish atmosphere throughout. Situated within a gated small community, this property not only provides a sense of security but also access to beautifully maintained gardens and an inviting indoor swimming pool, perfect for leisure and recreation. The allocated parking space, along with additional guest parking, adds to the convenience of living in this delightful neighbourhood. Located centrally in Pickering, you will find yourself just a stone's throw away from local amenities, shops, and eateries, making everyday life both easy and enjoyable. A rare opportunity to own a beautifully maintained Commonhold property. This charming townhouse combines modern living with a tranquil community setting. The current family use it as a bolthole and have spent many happy years at Spire View with their young family, exploring the local area and enjoying the gorgeous pool. Don't miss the opportunity to make this exceptional property your new home. Offered with no onward chain.

- Auction Date – Thursday 26th February 2026
- Private outside space and balcony
- Buyers Fee Applies / Auction Pack Available On Request
- Two Bedroom end terraced property
- Secure gated site with a strong sense of community
- Communal Swimming Pool with changing facilities
- Commonhold tenure – a modern, government-supported ownership model
- Communal Guest suite
- Allocated parking space with additional guest parking

Entrance Hall
 6'11 x 5'6 (2.11m x 1.68m)
 A light and airy space with cloakroom.

Sitting Room
 16'11 x 15'7 (5.16m x 4.75m)
 Attractive and spacious sitting room with a large picture window overlooking pretty communal gardens; down lighting, wall lights and underfloor heating.

Inner Hallway
 With tiled flooring, useful utility cupboard with space for washing machine and tumble dryer; shelving. Underfloor heating.

Shower/Wet Room
 3'2 x 8'4 (0.97m x 2.54m)
 This is a fully tiled wetroom with, wash basin with mixer tap and, low flush WC.

Dining Kitchen
 15'7 x 16'4 (4.75m x 4.98m)
 Comprising single drainer sink unit with mixertap over, work surface and splash backs, wall and base units incorporating drawer compartments; Bosch built in oven, four ring hob, extractor canopy, built-in fridge/freezer, built-in dishwasher; tiled flooring, double glazed window to rear elevation; down lighting and doors lead to outside terrace with timber decking. The dining area of the 'dual height' dining kitchen has two Velux roof lights. Underfloor heating.

First Floor Landing
 6'11 x 6'1 (2.11m x 1.85m)
 Spacious landing used as a office space, door to balcony and doors to two bedrooms.

Balcony
 6'11 x 5'8 (2.11m x 1.73m)
 Balcony with views over communal gardens.

Master Bedroom
 12'0 x 15'7 (3.66m x 4.75m)
 With two double glazed picture windows to the front elevation, additional small window, door to balcony, down lighting, access to roof space and fitted wardrobe. Door leading to:

En-Suite Bathroom
 5'6 x 10'11 (1.68m x 3.33m)
 Tiled shower cubicle, tiled panelled bath, wash hand basin, low flush WC; tiled splash-backs, tiled flooring. Feature alcove with down lighting. Chrome heated towel rail. Underfloor heating.

Bedroom Two
 9'1 x 10'11 (2.77m x 3.33m)
 Two double glazed sky light window. Underfloor heating.

Exterior
 The property has a private rear terrace area.
 Allocated under cover parking space plus additional guest parking.
 Each property has an individual outside storage unit located at the back

of the parking space.

Services

Mains water, electricity and drainage.

Hot water and underfloor heating throughout the property via a communal gas fired system.

The bathroom, kitchen and downstairs shower room have an automatic "expelair" ventilation system.

Tenure

The property is Freehold within a Commonhold scheme of 15 properties (Ask Agent for additional information on what a Commonhold is).

Service Charge of £380, payable monthly, includes e.g. Site Buildings Insurance, Water Bill, Site Maintenance (including painting and decorating, gardens, swimming pool), Service Agreements etc.

Council Tax D

Ryedale Council and Band D.

Communal Area

Communal Areas -

- 1.) Secure site, gated, cctv and intercom.
- 2.) Residents lift.
- 3.) Residents swimming pool.
- 4.) Residents guest accommodation.
- 5.) Residents communal orangery.
- 6.) Communal gardens.

There is an additional locked unit which some vendors have used to store bikes but this is on a first come basis.

Pickering

Pickering is a bustling and vibrant market town set on the edge of the North York Moors, and home to the North Yorkshire Moors Railway Station. This town offers plenty of shops and local amenities, as well as

having a good primary and secondary schools. Situated between Scarborough, Whitby, Helmsley and a 20 minute drive to the nearby market town of Malton, which offers fantastic transport links for commuters to York, Leeds and London via rail and bus links.

Modern T's & C's

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

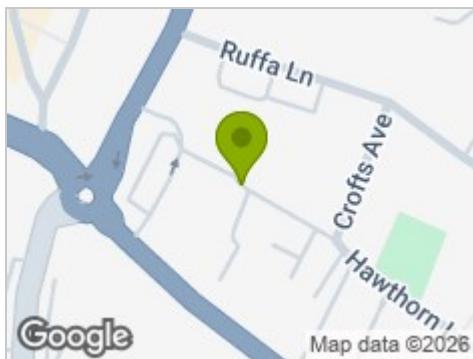
Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

**Guide price - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

**Reserve price - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.



Road Map



Hybrid Map



Terrain Map



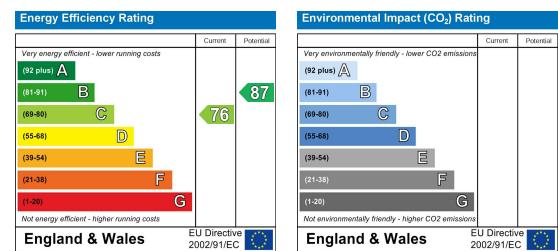
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.