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42 Maudon Avenue

, YO18 7EJ

Price Guide £200,000

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42 Maudon Avenue

, Pickering, YO18 7EJ

Price Guide £200,000







Nestled in the charming residential area of Maudon Avenue, Pickering, this delightful house presents an excellent opportunity for first-time buyers. The property boasts two generously sized bedrooms, providing ample space for relaxation and rest. The well-appointed reception room offers a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The house features a practical bathroom, ensuring convenience for daily routines. Additionally, there is parking available to the rear, a valuable asset in this sought-after location. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home. Situated in a popular neighbourhood, this property is close to local amenities, making it an ideal choice for those seeking a vibrant community. With its appealing features and prime location, this house is a wonderful opportunity for anyone looking to establish themselves in the area. Do not miss the chance to make this charming residence your own.

- A lovely two bedroom house in Pickering
- NO ONWARD CHAIN
- Front and rear enclosed gardens
- Ideal for first time buyers
- Off-street parking to the rear
- Double glazed and gas central heating

Entrance Hall
UPVC double glazed front door, stairs to the first floor.

Sitting Room
13'9 x 7'2 (4.19m x 2.18m)
UPVC double glazed box bay window, understairs cupboard, radiator, wood burner, coving to the ceiling, TV and telephone point.

Kitchen/Diner
15'5 x 7'2 (4.70m x 2.18m)
Two UPVC double glazed rear aspect windows and door, range of wall and base units, fridge, double oven, electric hob with extractor hood over, washer, sink and drainer unit, boxed in boiler, coving to the ceiling and radiator. Door leading to:

Conservatory
8'8 x 10'5 (2.64m x 3.18m)
UPVC double glazed frame with brick base, tiled floor and double doors opening to the garden.

First Floor Landing
Loft access

Bedroom One
15'5 x 12'5 (4.70m x 3.78m)
UPVC double glazed front aspect window, radiator, cupboards and storage, display niche and LED lighting.

Bedroom Two
9'4 x 9'3 (2.84m x 2.82m)
UPVC double glazed rear aspect window, two radiator.

Bathroom
5'9 x 5'9 (1.75m x 1.75m)
UPVC double glazed rear aspect window, panel bath with shower from the taps, shower screen, pedestal basin, low flush WC, extractor fan, part tiled walls, LED lighting and heated towel rail.

Exterior
Fenced lawn area to the front with flower boarders and path leading to the front door. To the rear of the property there is a paved patio area with a lawned area and well stocked mature shrubs. Fully enclosed garden. Off-street parking at the rear and storage shed.

Services
Mains connected to water, drainage, gas and electric.

Tel: 07515763622

Council Tax Band B

Location

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.













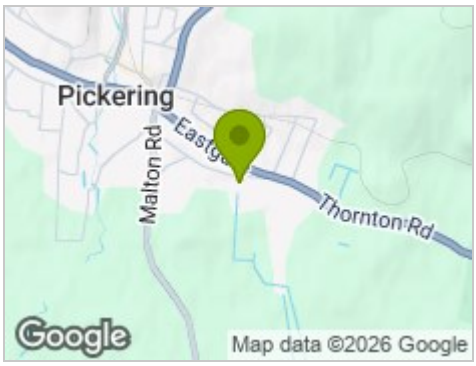
Road Map



Hybrid Map



Terrain Map



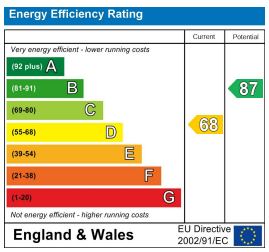
Floor Plan

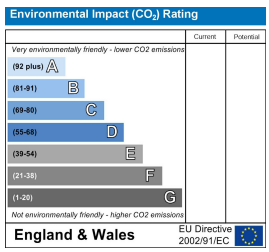


Viewing

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





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