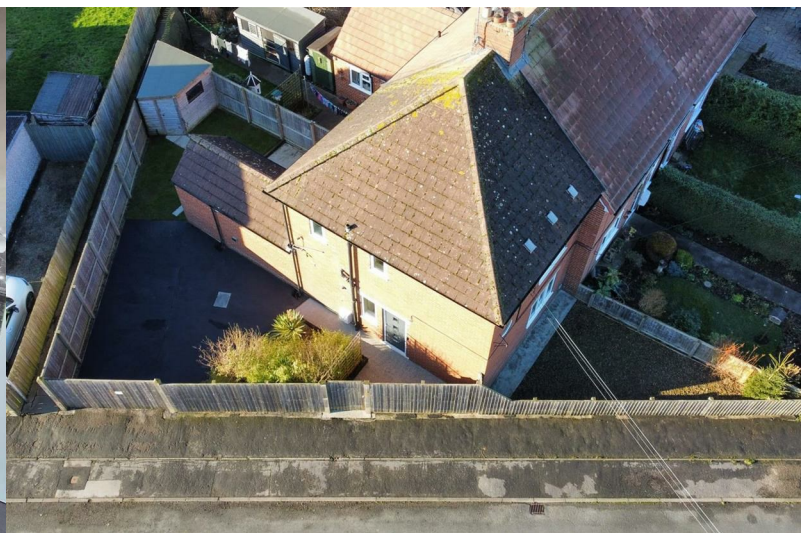
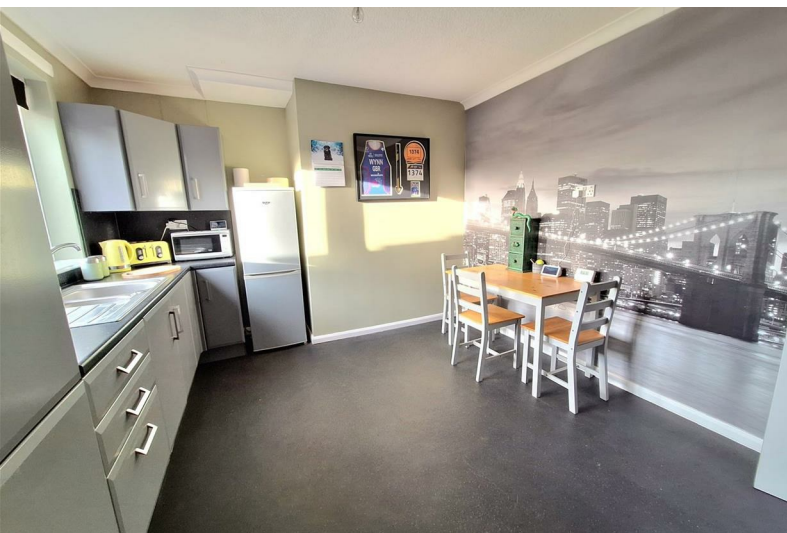




## 8 Ings garth

, YO18 8DA

Offers Around £219,950



# 8 Ingsgarth

, Pickering, YO18 8DA

Offers Around £219,950



This Spacious and well built two bedroom home is ideal for a first time buyer or as a buy to let investment. Set on a lovely corner plot the property benefits from plenty of secure off-street parking, and a private garden. Internally the accommodation offers an entrance hall, sitting room, dining kitchen and spacious utility room to the ground floor. The first floor offers two double bedrooms and a modern fitted shower room. Positioned in a popular and convenient area of Pickering this property is a great buy!

- SPACIOUS TWO BEDROOM FAMILY HOME
- DOUBLE DRIVEWAY WITH SECURE GATED PARKING
- NO CHAIN
- UTILITY ROOM AND DINING KITCHEN
- MODERN FITTED SHOWER ROOM
- ENCLOSED, PRIVATE GARDEN
- TWO DOUBLE BEDROOMS

## Entrance Hall

Composite door and UPVC window to the side aspect, radiator, meter cupboard, combi boiler and stairs to first floor.

## Sitting Room

10'9 x 10'7 (3.28m x 3.23m)

UPVC window to the front aspect, radiator, storage cupboard understairs, TV point and built in media wall and shelving with storage area behind.

## Kitchen/Diner

13' x 11'2 (3.96m x 3.40m)

Wall and base units, gas hob, electric oven, radiator, one and half bowl sink unit, coving to ceiling, UPVC window to the rear aspect.

## Utility/Dry Store

6'8 max x 17'2 (2.03m max x 5.23m)

Radiator, plumbing for washing machine, UPVC window and door to the side aspect.

## First Floor Landing

Circular feature window to the front aspect, radiator and loft access (part boarded)

## Bedroom One

11'2 x 11'1 max (3.40m x 3.38m max)

Storage cupboard, UPVC window to the front aspect, radiator, TV point and coving to ceiling.

## Bedroom Two

10'8 x 9'6 (3.25m x 2.90m)

Storage cupboard, UPVC window to front aspect, radiator and coving to ceiling.

## Shower Room

5'4 x 7'3 (1.63m x 2.21m)

Large walk in shower, double attachment, radiator, low flush W/C, pedestal basin, splash back and UPVC window to the side aspect.

## Exterior

To the front aspect there is a double driveway with

large wooden gates with feature planters with fencing to the boundary.

To the rear aspect the garden is fully enclosed with a wooden fence, lawned with pathway to the shed. Outdoor tap.

### 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.

### Council Tax Band B



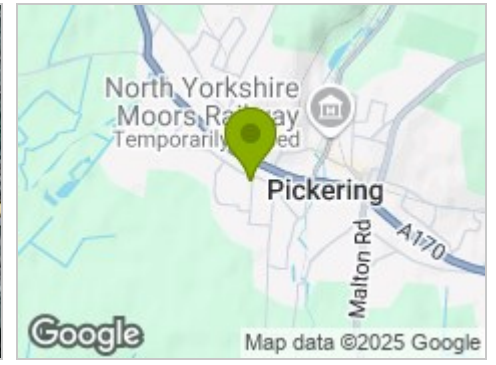
## Road Map



## Hybrid Map



## Terrain Map



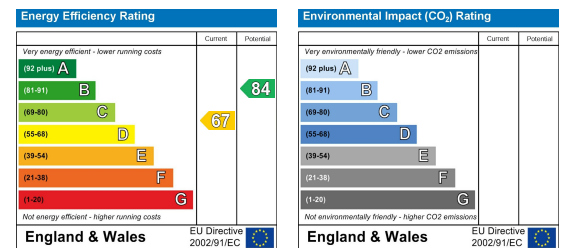
## Floor Plan



## 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.