



## 9 Paddock Close

Pickering, YO18 8BH

Offers In The Region Of £225,000



# 9 Paddock Close

Pickering, YO18 8BH

Offers In The Region Of £225,000



This stunning two double bedroom town house is offered for sale with plenty of parking, space for a garage and located in a lovely quiet location of Pickering. The property benefits from block paved parking area to the front with a lovely, fully enclosed garden to the rear with porcelain tiled patio terrace, two good sized bedrooms, a stylish fitted dining kitchen, modern bathroom and a decent size sitting room. The ideal first or second home in a popular location! Offered with no onward chain.

- Immaculate town house
- Two double bedrooms
- Enclosed garden to the rear with block paved drive to the front
- Modern kitchen and bathroom
- Large storage shed and space for a garage if required
- Quiet cul-de-sac location
- Ideal for first time buyers
- Double glazing and gas central heating
- NO ONWARD CHAIN

## Entrance Lobby

Composite glazed front door, glazed inner door leading to:

## Sitting Room

11'6 x 15'6 to front of stairs (3.51m x 4.72m to front of stairs)

UPVC double glazed front aspect window, TV point. Stairs leading to the first floor.

## Breakfast Kitchen

11'6 x 8'8 +recess (3.51m x 2.64m +recess)

UPVC double glazed rear aspect window and door, range of wall and base units, electric hob, oven, extractor hood, 1 1/2 bowl sink unit, fridge freezer, dishwasher, washing machine, part tiled walls and radiator. Understairs storage cupboard.

## Landing

Doors to bedrooms and bathroom.

## Bedroom One

11'6 x 9'7 (3.51m x 2.92m)

UPVC double glazed front aspect window, radiator.

## Bedroom Two

11'6 x 8'8 (3.51m x 2.64m)

UPVC double glazed rear aspect window, radiator.

## Bathroom

4'9 x 8'5 (1.45m x 2.57m)

Panel bath with screen and rainfall shower over with attachment, vanity wash basin, low flush WC, radiator, extractor fan, airing cupboard, part tiled walls and gas boiler.

## Exterior

To the front of the property there is block paving with off street parking for two to three cars. There is a large storage shed with a

further parking space. (Space to build a garage if required) The rear garden benefits from a shed, porcelain laid patio area and raised planter beds. The garden is fully enclosed with a rear access gate.

#### Services

Mains connected to water, drainage, gas and electric.

#### 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



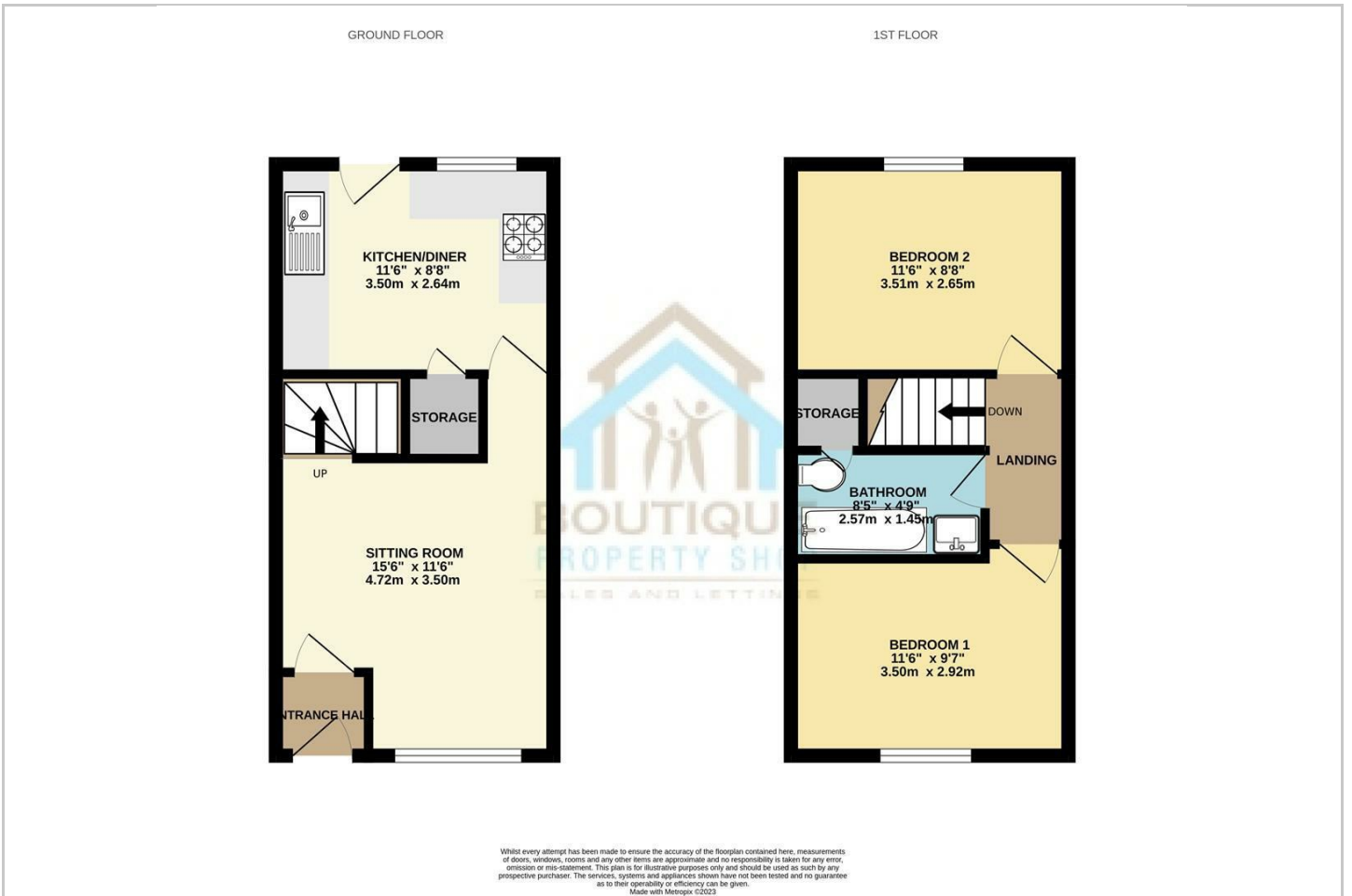
## Hybrid Map



## Terrain Map



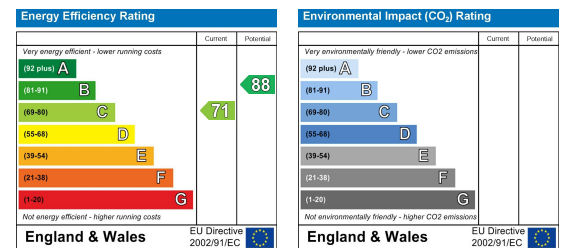
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 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.