



**19 Dove Road**  
**Pickering, YO18 7UD**  
**Guide price £475,000**

  
**WILLOWGREEN**  
ESTATE AGENTS



\*\*\* 360 VIDEO TOUR AVAILABLE \*\*\*

Built by David Wilson Homes in 2022, 19 Dove Road is a detached property that offers spacious accommodation throughout. Finished to an excellent standard, with garden, driveway parking & double garage, tucked away on a lovely corner plot

This accommodation comprises; Entrance hallway, guest cloakroom, spacious sitting room, snug, study, open plan kitchen/diner and utility room. To the first floor; Master bedroom with luxury En Suite and dressing room, three further double bedrooms one with en-suite and a separate stylish family bathroom. Outside is a private garden with patio and lawned area, access gate to the block paved driveway with double garage with power and lighting.

The property lies in Pickering on the edge of the North York Moors National Park, and is close to the town centre with all the local amenities you could need close to hand. There are shops, cafes, a regular market, library and excellent tourist attractions including a museum and the incredibly popular North York Moors Railway, which runs daily heritage steam and diesel services from Pickering to Whitby through the heart of the national park.

EPC RATING B



**ENTRANCE HALLWAY**  
Stairs to first floor landing, power points, radiator.

**SNUG** 11'7" x 8'2" (3.54 x 2.49)  
Window to front aspect, power points, radiator.

**GUEST CLOAKROOM**  
Window to front aspect, low flush W/C, hand wash basin with pedestal, radiator.

**SITTING ROOM** 11'11" x 16'11" (3.64 x 5.16)  
Double French doors out onto rear garden, power points, TV point, radiator.

**KITCHEN/DINING ROOM** 21'4" x 14'5" (6.51 x 4.41)  
Window to rear and double French doors out onto rear garden, range of fitted wall and base units with work surfaces, stainless steel sink with mixer taps, integrated electric oven and grill, gas hob with extractor hood, integrated fridge/freezer, integrated dishwasher, wine fridge, power points, radiators.

**UTILITY** 7'4" x 5'3" (2.24 x 1.62)  
Door to side aspect, wall and base units, stainless steel sink, plumbing for washer/dyer, power points, radiator.

**STUDY** 4'10" x 4'0" (1.48 x 1.22)  
Window to front aspect, power points, radiator.

**FIRST FLOOR LANDING**  
Power points, radiator, loft access.

**FAMILY BATHROOM**  
Window to rear aspect, fully tiled walk in shower, panel enclosed bath, low flush W/C, hand wash basin with pedestal, heated towel rail, extractor fan, downlights.

**MASTER BEDROOM** 11'10" x 13'7" (3.63 x 4.15)  
Windows to front and side aspect, power points, radiator.

**DRESSING ROOM**  
Window to rear aspect, built in wardrobes, radiator.

**EN-SUITE**  
Window to rear aspect, fully tiled walk in shower cubicle, panel enclosed bath, low flush W/C, hand wash basin with pedestal, heated towel rail, shaver point, extractor fan, downlights.

**BEDROOM TWO** 10'4" x 10'4" (3.17 x 3.17)  
Windows to rear aspect, built in wardrobes, power points, radiator.

**EN-SUITE**  
Fully tiled walk in shower, low flush W/C, hand wash basin with pedestal, extractor fan, downlights.

**BEDROOM THREE** 11'10" x 10'9" (3.62 x 3.28)  
Window to front aspect, power points, radiator.

**BEDROOM FOUR** 9'6" x 10'10" (2.90 x 3.31)  
Window to front aspect, power points, radiator.

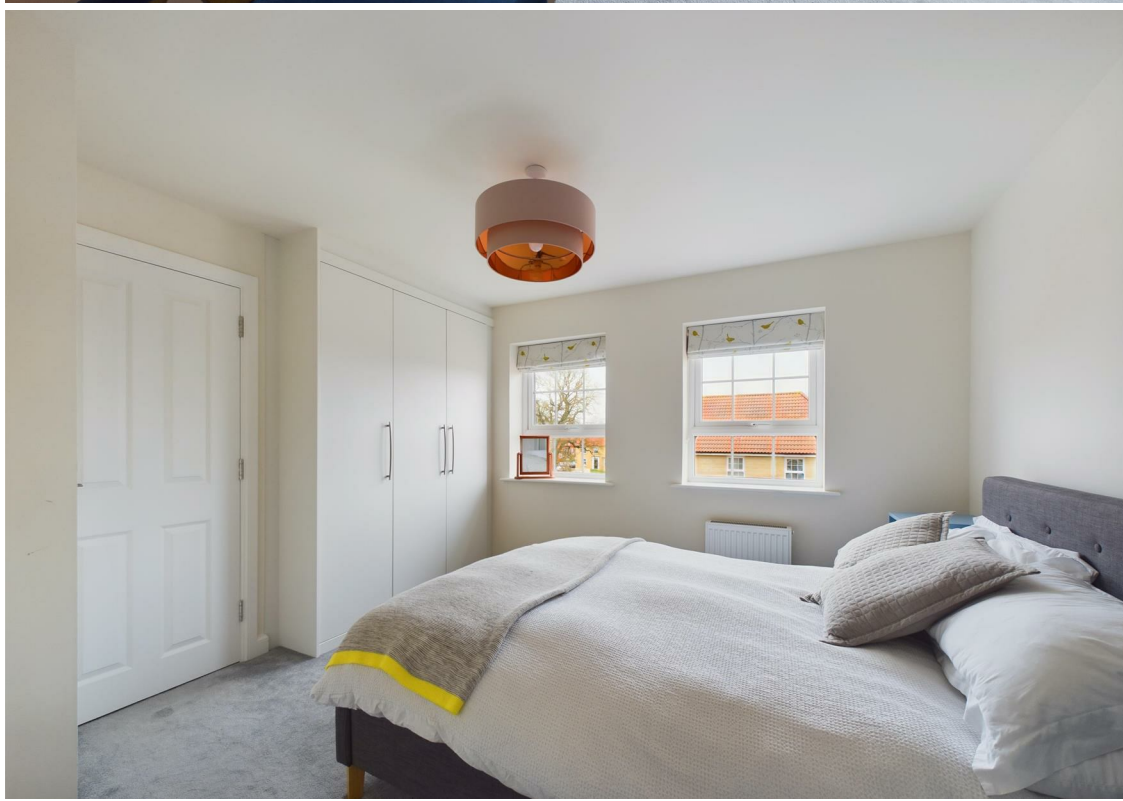
**OUTSIDE**  
Outside is a private garden with patio and lawned area, access gate to the block paved driveway with double garage.

**DOUBLE GARAGE**  
Power and lighting, up and over door.

**SERVICES**  
Mains gas, electricity, water and mains drainage.

**COUNCIL TAX BAND**

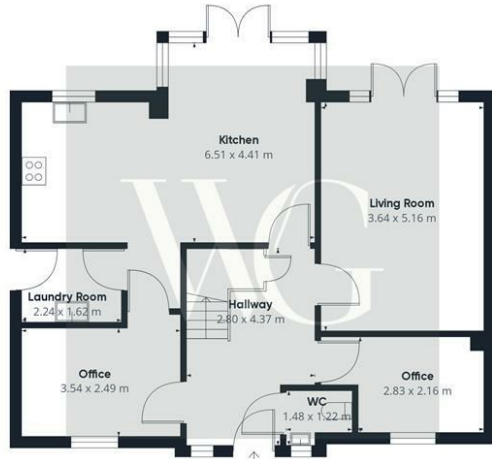




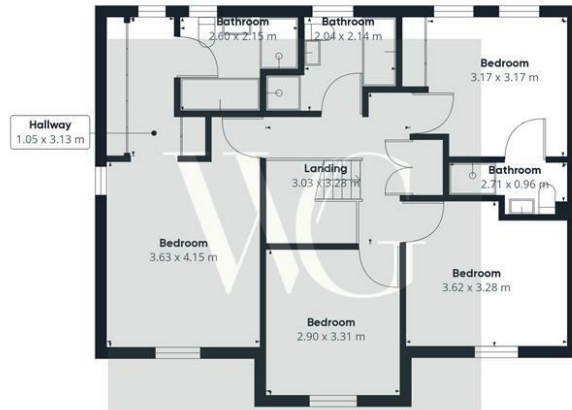








Floor 1



Floor 2

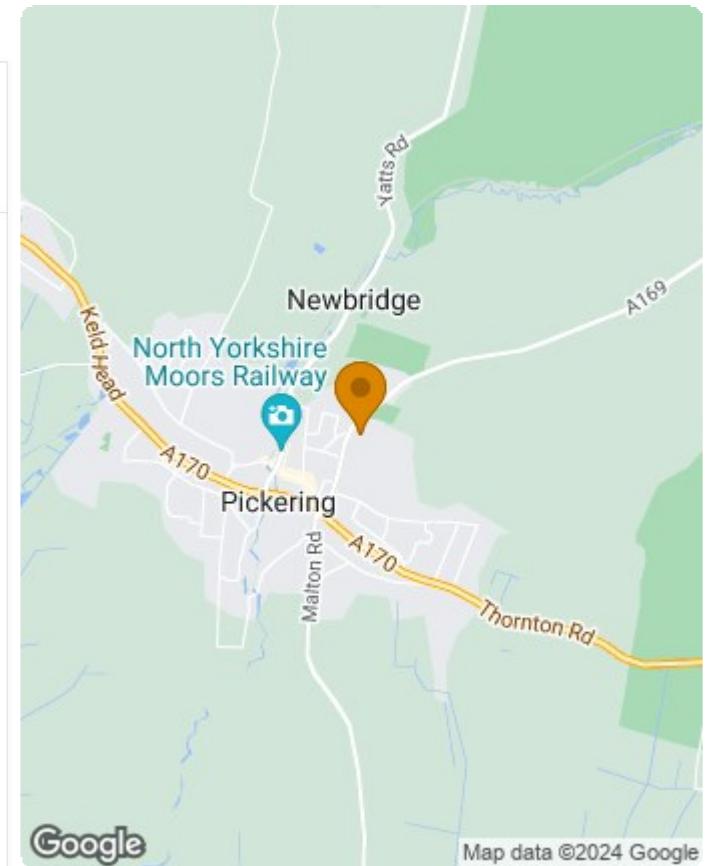
WG

Approximate total area<sup>(1)</sup>  
151.65 m<sup>2</sup>

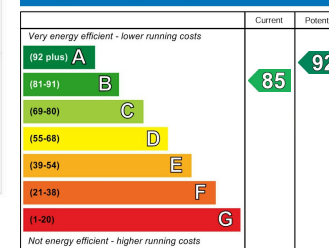
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



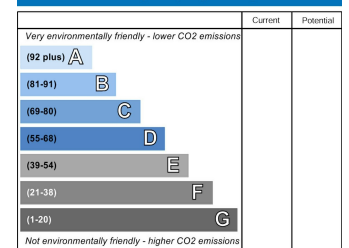
#### Energy Efficiency Rating



England & Wales

EU Directive  
2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive  
2002/91/EC



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