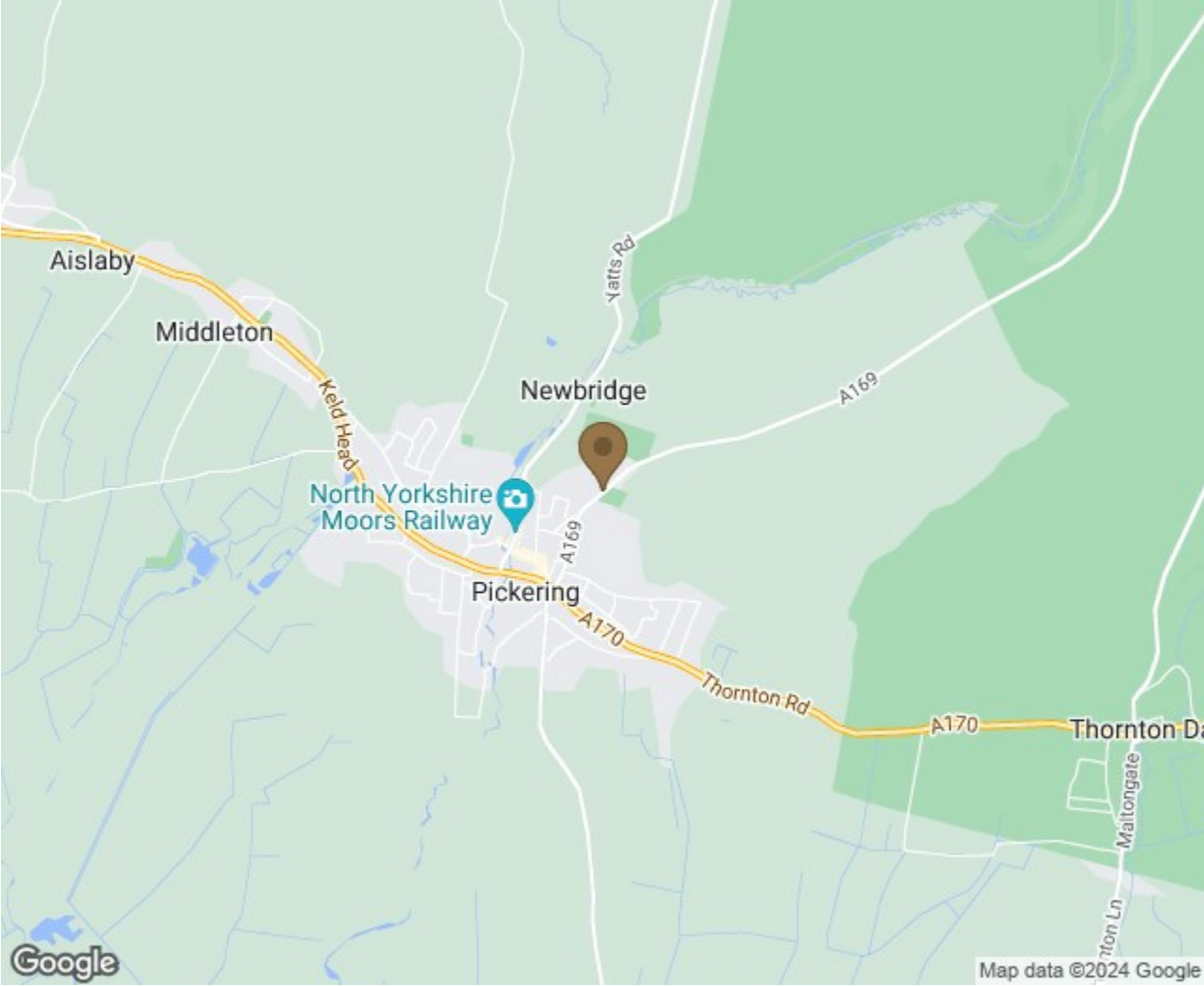




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances,electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



11 Mayfield, Whitby Road, Pickering, North Yorkshire, YO18 7HH

Guide price £325,000

An immaculate four bedroom, mid terrace, Edwardian property. Situated in the thriving market town of Pickering. Full of charm and period features, this home has been tastefully decorated and is beautifully presented throughout. To the front of the property is a garden with well-stocked borders, to the rear is a low maintenance courtyard with parking access leading onto a private access road.

This property comprises; entrance porch, entrance hall way, spacious living room, separate kitchen and utility. To the first floor is a family bathroom with a W/C, two double bedrooms, dressing room, and a further single bedroom. To the second floor is a double bedroom.

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. Lying on the crossing point of the A169/A170, Pickering occupies a central location in the area, with excellent access to the moors, coast and Yorkshire Wolds, including the neighbouring market town - and Yorkshire's food capital – Malton.

EPC Rating TBC



ENTRANCE PORCH

Tiled floor.

ENTRANCE HALLWAY

Carpet fitted, stairs to first floor landing, power points, radiators.

SITTING ROOM

12'10" x 13'3" (3.92 x 4.05)

Bay window to front aspect, cast iron feature fireplace with wooden surround, power points, TV point, radiator.

DINING ROOM

12'10" x 10'8" (3.92 x 3.26)

Window to rear aspect, half panelled, power points, radiator.

KITCHEN

14'9" x 8'9" (4.52 x 2.68)

Window to side aspect, tiled floor, range of wall and base units with roll top work surfaces, integrated fridge/freezer, stainless steel sink and drainer unit with mixer taps, plumbing for dishwasher, double rangemaster gas cooker with extractor hood, power points, downlights.

UTILITY ROOM

5'2" x 8'4" (1.59 x 2.56)

Door to side into rear courtyard, wall and base units, stainless steel sink with mixer taps, plumbing for washer/dryer.

FIRST FLOOR LANDING

Radiators, door to second floor landing.

BEDROOM ONE

12'10" x 10'10" (3.93 x 3.32)

Window to rear aspect, power points, radiator.

CLOAKROOM

Window to side aspect, low flush W.C, radiator.

BEDROOM TWO

13'1" x 16'2" (3.99 x 4.93)

Window to front aspect, power points, radiator.

BATHROOM

Window to rear aspect, tiled floor, part panelled walls, panel enclosed bath with mixer taps and overhead shower, low flush W/C, hand wash basin with vanity unit, extractor fan, radiator, downlights.

DRESSING ROOM

Window to rear aspect, power points, radiator.

BEDROOM THREE

Window to front aspect, power points, radiator.

SECOND FLOOR LANDING

BEDROOM FOUR

Velux window to rear and window to front aspect, power points, radiator, downlights, storage eaves.

OUTSIDE

To the front of the property is a garden with well-stocked borders, to the rear is a low maintenance courtyard with parking access leading onto a private access road.

SERVICES

Boiler and radiators, mains gas.

COUNCIL TAX BAND D

