



Energy Efficiency Rating	
Current	Potential
83	94

  

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://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



## 49, Derwent Road, Pickering, North Yorkshire, YO18 7UA £299,950

49, Derwent Road is a luxury three bedroom, detached family home located on this recently built development in Pickering. With integral garage and driveway parking, this property is immaculately presented throughout and move in ready.

This property briefly comprises; entrance hall, sitting room, kitchen/diner with doors onto garden, spacious pantry, downstairs cloakroom and utility room. Upstairs to the first floor there are three double bedrooms, master en-suite, house bathroom and large airing cupboard currently used as office space. Outside are gardens to front and rear with a driveway for two cars leading to a single integral garage.

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 HALL**

**SITTING ROOM**

15'4" x 10'5" (4.68 x 3.18)  
Window to front aspect, TV point, power points, radiator.

**KITCHEN/DINING ROOM**

17'2" x 8'1" (5.25 x 2.48)  
Window and double French doors to rear aspect, range of kitchen base and wall units with roll top work surfaces, integrated oven, gas hob with extractor over, splashback, plumbing for dishwasher, space for dining, power points, radiator.

**UTILITY ROOM**

5'6" x 5'4" (1.68 x 1.64)  
Door to side aspect, wall mounted combi boiler, plumbing for washer/dryer.

**GUEST CLOAKROOM**

Window to side aspect, low flush WC, hand wash basin with pedestal, radiator.

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

11'6" x 10'5" (3.53 x 3.18)  
Window to front aspect, fitted wardrobes, point, power points, radiator.

**EN-SUITE**

Window to side aspect, fully tiled walk in shower, low flush WC, hand wash basin with pedestal, shaver point, heated towel rail, extractor fan.

**BEDROOM TWO**

12'5" x 8'11" (3.81 x 2.72)  
Window to rear aspect, power points, radiator.

**BEDROOM THREE**

9'9" x 12'1" (2.98 x 3.69)  
Window to front aspect, TV point, power points, radiator.

**BATHROOM**

5'6" x 10'5" (1.70 x 3.20)  
Window to rear aspect, fully tiled walk in shower, panel enclosed bath, low flush WC, hand wash basin with pedestal, extractor fan.

**EXTERIOR**

Outside are gardens front and rear with a driveway for two cars leading to a single integral garage.

**SERVICES**

Boiler and radiators, mains gas, mains drains.

**COUNCIL TAX BAND D**

