



Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				83
(92 plus) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G			69	
Not energy efficient - higher running costs				
England & Wales			EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating				
Very environmentally friendly - lower CO ₂ emissions			Current	Potential
(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



105, Outgang Road, Pickering, North Yorkshire, YO18 7EL
Guide price £410,000

105 Outgang Road is a well presented detached bungalow with a private driveway and pretty gardens at the front and rear.

The property briefly comprises entrance hall, dual aspect living room, fitted kitchen, two bedrooms, one with en-suite bathroom, house bathroom, office, laundry room, and separate garden room/second office.

Located just a short walk from Pickering’s vibrant town centre, this home offers easy access to an array of shops, restaurants, and schools. Excellent transport links connect you to nearby towns and cities, while the stunning North York Moors are right on your doorstep—ideal for nature lovers and outdoor enthusiasts.



KITCHEN
9'6" x 15'1" (2.9 x 4.6)
Bespoke kitchen, integrated fridge freezer, dishwasher, oven, microwave. Butlers pantry. Easy access fuse box. Lighting in and under cupboards, ceiling spotlights, two windows.

LIVING ROOM
12'9" x 20'8" (3.89 x 6.3)
Two windows, one to the side and one to the front, ceiling spotlights, wall lights, gas fire, two blackout electric blinds, telephone and tv point.

BEDROOM 1
10'2" x 14'6" (3.10 x 4.43)
Window to rear aspect, electric blackout blind, radiator, fitted wardrobes and fitted shelving, TV point.

BEDROOM 2
9'3" x 9'7" (2.84 x 2.94)
En-suite bathroom with wet room, fitted wardrobes, shelving, power points.

EN SUITE
7'4" x 7'4" (2.24 x 2.25)
Wet room, with integrated toilet, sink and vanity unit, heated towel rail and window to rear aspect.

BATHROOM
6'2" x 7'1" (1.88 x 2.18)
Bath, toilet, sink with vanity unit, lighted steam proof mirror, fan, radiator and window.

LAUNDRY
6'0" x 5'11" (1.85 x 1.81)
Toilet, sink, boiler and space for washing machine.

BEDROOM 3
10'1" x 6'6" (3.08 x 2)
Radiator, window to garden, power points.

OFFICE
8'9" x 13'3" (2.69 x 4.05)
Separate building, power points, light, telephone point, ideal home office/work/gym space.

HALLWAY
2'8" x 16'0" (0.82 x 4.88)

DRIVEWAY
Large driveway to the front and side of the property, external electric awning.

GARDEN
Paved garden with small lawn area.

