

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916 600 | 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.

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Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

# WILLOWGREEN

## ESTATE AGENTS



## 12, Bursary Court, Pickering, North Yorkshire, YO18 8BF

### Guide price £220,000

12 Bursary Court is a three bedroom end terraced property, built in 2014 by Yorvik Homes of York and finished to a very good standard throughout. An ideal family home with open views to the rear.

Well-presented and modern accommodation throughout briefly comprises; entrance hall, sitting room, good sized dining kitchen with French doors leading out onto the rear garden. Upstairs are three bedrooms and the house bathroom, with an up-to date white suite. Outside is a well maintained lawned garden to the rear with an attractive outlook over farmland. At the front is ample off-street parking.

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 B





**ENTRANCE HALLWAY**

Door to front aspect, power points, radiator, stairs to first floor landing.

**RECEPTION ROOM**

15'1" x 12'7" (4.62m x 3.84m)

Window to front aspect, TV point, radiators, telephone point, power points.

**KITCHEN/DINING**

15'10" x 9'1" (4.83m x 2.79m)

French doors to rear aspect, window to rear aspect, tile effect flooring, range of wall and base units with roll top work surfaces, space for freestanding electric cooker, extractor hood, space for washing machine, stainless steel sink and drainer unit with mixer tap, integrated fridge/freezer, power points, combi boiler.

**GUEST CLOAKROOM**

Low flush WC and wash hand basin.

**FIRST FLOOR LANDING**

Loft access, power points, radiator.

**MASTER BEDROOM**

15'10" x 8'0" (4.85m x 2.46m)

Window to front aspect, wardrobes, radiator, power points.

**BEDROOM TWO**

9'1" x 8'11" (2.77m x 2.72m )

Window to rear aspect, radiator, power points.

**BEDROOM THREE**

8'11" x 6'5" (2.72m x 1.96m)

Window to rear aspect, radiator, power points.

**HOUSE BATHROOM**

White suite; low flush WC, pedestal wash hand basin, bath with shower over, chrome heated ladder rail, part tiled, extractor fan.

**GARDEN**

The front the property, is set back from the street with a wide tarmac drive to its front providing off-street parking. To the rear is a well maintained enclosed lawned garden, with stone paved patio area, fenced boundary and two timber garden sheds.

**PARKING**

Off-street parking for two vehicles.

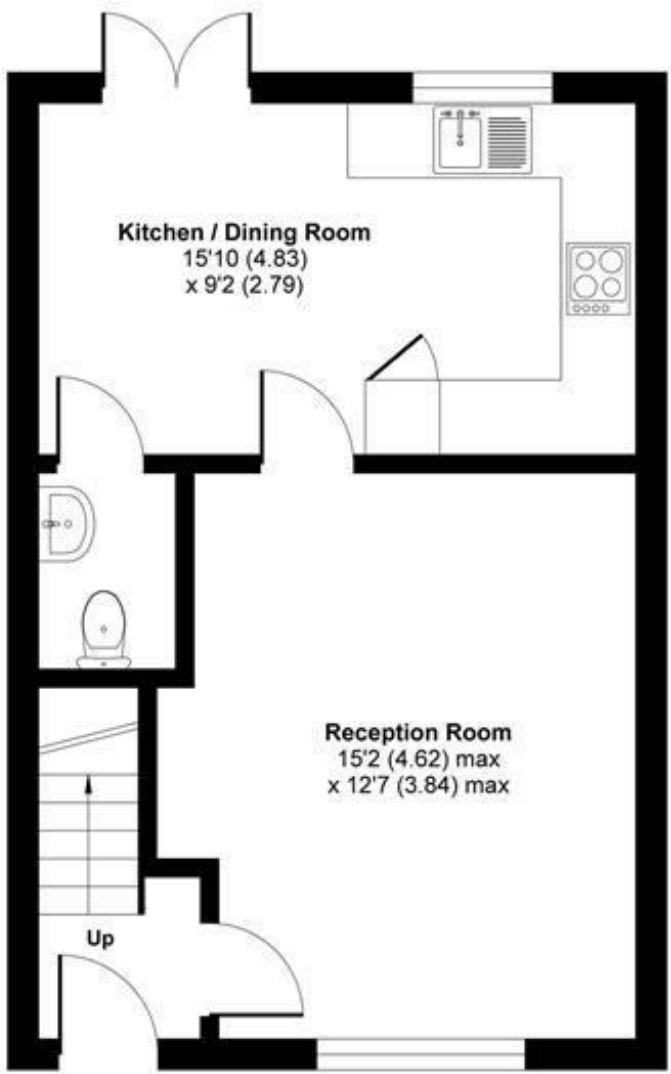
**COUNCIL TAX BAND C**

**TENURE**

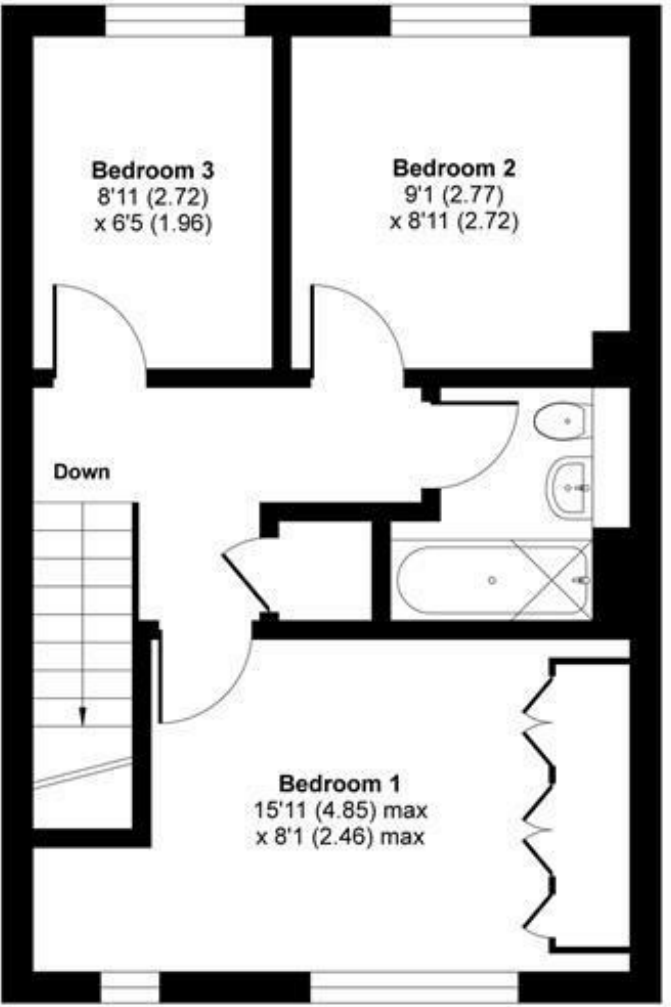
Freehold.

**SERVICES**

Mains water, drainage and electricity, heating is gas fired.



**GROUND FLOOR**



**FIRST FLOOR**

**Bursary Court, Pickering, YO18**

Approximate Area = 803 sq ft / 75 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichécom 2021. Produced for Willowgreen Estate Agents. REF: 737238

