



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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 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



32, Derwent Road, Pickering, , YO18 7UB

Asking price £395,000

Four bedroom, three storey detached home located on this recently built development in Pickering. With garage and driveway parking this property is immaculately presented and move in ready.

This property briefly comprises. Entrance hall, guest cloakroom, sitting room, kitchen/diner and utility. Upstairs to the first floor are two double bedrooms, en-suite and house bathroom. To the second floor are two double bedrooms and second house bathroom. Outside, a south facing garden with side access via an entrance gate with a driveway for two cars leading to a single 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 HALLWAY

Stairs to first floor landing, power points.

GUEST CLOAKROOM

3'2" x 4'10" (0.99 x 1.48)
Part tiled, Low flush WC, hand wash basin with pedestal, towel rail, radiator.

KITCHEN/DINER

9'5" x 17'9" (2.89 x 5.42)
Bay window to front and Double French doors to side aspect out to rear garden, range of fitted base and wall units with wooden worktops, stainless steel sink with mixer taps, integrated appliances include dishwasher, fridge/freezer and electric oven with gas hob, extractor over, tiled splashback, TV point, power points, radiator, downlights.

UTLITY ROOM

5'11" x 5'5" (1.82 x 1.67)
Door to side aspect, plumbing for washer/dryer, power points, radiator.

SITING ROOM

10'3" x 17'9" (3.14 x 5.42)
Bay window to front and window to side aspect, carpet fitted, TV point, power points, radiator.

FIRST FLOOR LANDING

Window to rear aspect, power points, radiator.

MASTER BEDROOM

11'3" x 10'4" (3.45 x 3.15)
Window to front aspect, fitted wardrobes, power points, radiator, door to-

EN-SUITE

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

BEDROOM TWO

9'9" x 10'11" (2.99 x 3.35)
Window to front aspect, power points, radiator.

HOUSE BATHROOM

Window to side aspect, partly tiled, panel enclosed bath low flush WC, hand wash basin with pedestal, heated towel rail, extractor fan, downlights.

SECOND FLOOR LANDING

Velux window to rear aspect, power points, radiator.

BATHROOM

Velux window to rear aspect, fully tiled walk in shower cubicle, low flush WC, hand wash basin with pedestal, heated towel rail, extractor fan, downlights.

BEDROOM THREE

9'8" x 14'0" (2.97 x 4.28)
Window to front aspect, power points, radiator.

BEDROOM FOUR

11'3" x 7'5" (3.44 x 2.27)
Window to front aspect, power points, radiator.

GARAGE

Power and lighting, up and over door.

GARDEN

Fully enclosed with side gate access, mainly laid to lawn with patio area, outside tap.

SERVICES

Boiler and radiator, mains gas

COUNCIL TAX BAND E

