



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>69</div>	<div>78</div>
(81-91) B		
(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



Nursery Cottage, Whitby Road, Pickering,
North Yorkshire, YO18 7HQ
Guide price £460,000

Nursery Cottage is a beautiful, detached four bedroom family home located in Pickering with garage and ample driveway parking.

Having undergone a major refurbishment in recent years by the current owners, this well presented home in brief comprises; entrance hallway, lounge, dining room, kitchen, garden room, utility and guest cloakroom. To the first floor is the master bedroom with newly fitted en suite, three further double bedrooms and family bathroom.

Outside, the property benefits from a well maintained private garden to the rear with summer house, ample off-road parking, garage, gas central heating and UPVC double glazing throughout.

Pickering is an ancient market town and civil parish in the Ryedale district of North Yorkshire, England, on the border of the North York Moors National Park. It sits at the foot of the moors, overlooking the Vale of Pickering to the south. The tourist venues of Pickering Castle, the North Yorkshire Moors Railway and Beck Isle Museum have made Pickering popular with visitors. Nearby places include Malton, Norton, Whitby and Scarborough. It also has well regarded primary and secondary schools and many sports/leisure centres.

EPC Rating C



ENTRANCE HALLWAY
12'9" x 12'2" (3.91m x 3.73m)

KITCHEN
10'7" x 12'2" (3.25m x 3.72m)

SITTING ROOM
23'11" x 11'9" (7.31m x 3.59m)

DINING AREA
9'0" x 10'1" (2.76m x 3.09m)

UTILITY ROOM
5'2" x 9'2" (1.60m x 2.81m)

FIRST FLOOR LANDING

BEDROOM ONE
12'6" x 15'7" (3.82m x 4.76m)

BEDROOM EN-SUITE

BEDROOM TWO
10'11" x 11'9" (3.35m x 3.59m)

BEDROOM THREE
8'6" x 11'10" (2.61m x 3.61m)

BEDROOM FOUR
11'0" x 8'7" (3.36m x 2.64m)

HOUSE BATHROOM

GARDEN

GARAGE

DRIVEWAY

SERVICES
Gas central heating, mains drainage,

COUNCIL TAX BAND E

- VENDORS NOTES**
Fully renovated throughout between 2019-present
- new bathroom suite in main bathroom
 - Flooring replaced throughout
 - Kitchen fitted 2020, integral freezer & fridge, Gas hob, electric oven.
 - Rewired kitchen with new lighting, extra plug sockets added and in both kitchen and living room
 - New combi boiler & hive heating fitted 23/02/202
 - Open plan layout in 2019 & plastering & painted throughout downstairs
 - New toilet & sink in downstairs bathroom 2019
 - Garden renovation 2022 including installing garden summer house
 - Fitted wardrobes in all bedrooms
 - Parking for 5/6 cars
 - 2 section garden, back section left as mini woodland to encourage wild life
 - gas fire in living room

TENURE
Freehold

