



**MARK
STEPHENSONS**
ESTATE & LETTING AGENTS

**21 Corbie Way, Pickering,
YO18 7JS**

£750 pcm pcm

- Detached 3 bed house
- Well proportioned throughout
- Available end of Sept 2021
- No pets, non-smokers only



A detached house in a popular area in easy reach of the town centre. Hall, WC, lounge, dining area, conservatory, large kitchen, 3 good beds, en-suite master & bathroom. Parking & garage, replacement d/glz, gas ch. No pets, non-smokers, working only. AVAILABLE END OF SEPTEMBER 2021. BOND & REFERENCES REQUIRED.



GROUND FLOOR

LOCATION

Best found by heading into the town from Malton as far as the Forest and Vale roundabout proceeding straight across onto the Whitby Road taking the first right onto Ruffa Lane. Take the first left into Green Howards Road, left into Marshall Drive taking a further left hand turning into Corbie Way where the property can be identified by our board.

COUNCIL TAX BAND D

SERVICES

All main services are connected to the property.

ENTRANCE HALL

Radiator, stairs off to first floor.

WC

Two piece suite, front window and radiator.

LOUNGE

13' 9" x 10' 9" (4.2m x 3.3m) Front bay window with radiator under, living flame gas fire, radiator, arched to:-

DINING ROOM

10' 9" x 7' 10" (3.3m x 2.4m) Radiator, patio doors into:-

CONSERVATORY

9' 6" x 7' 10" (2.9m x 2.4m) uPVC double glazed with patio doors out.

KITCHEN

15' 5" x 8' 10" (4.7m x 2.7m) Painted base and wall units, slot-in cooker, plumbed for a dishwasher and washing machine, Ideal gas boiler, rear window and side door.



8' 10" x 7' 2" (2.7m x 2.2m) Original suite, WC, bidet, wash basin and shower cubicle, front window, radiator.

BEDROOM TWO

11' 1" x 9' 10" (3.4m x 3.0m) Rear window, radiator.

BEDROOM THREE

8' 10" x 6' 6" (2.7m x 2.0m) Rear window, radiator.

BATHROOM

7' 10" x 5' 6" (2.4m x 1.7m) Coloured three piece suite, radiator.

OUTSIDE

FRONT GARDEN

Gravelled with flower beds, hard-standing parking and drive.

REAR GARDEN

Further hard-standing/patio. Garden to shrubs, covered storage area adjacent to the:-

GARAGE

19' 4" x 8' 3" (5.9m x 2.5m) Brick and tiled detached garage.



FIRST FLOOR LANDING

Loft hatch.

BEDROOM ONE

12' 1" x 11' 1" (3.7m x 3.4m) Front window, radiator, fitted wardrobes.

ENSUITE

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Approx. gross internal floor area: 1243 Sq. Ft / 115 Sq. M.

21 CORBIE WAY, PICKERING, YO18 7JS

Approx. gross internal floor area
963 Sq. Ft / 90 Sq. M.



FLOORPLAN
Every attempt has been made to ensure accuracy however, measurements are approximate, and for illustrative purposes only. Not to scale.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Floorplan

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