



**MARK
STEPHENSONS**
ESTATE & LETTING AGENTS



**19 Mickle Hill, Pickering,
YO18 7NB**

£295,000

- NO ONWARD CHAIN
- RETIREMENT VILLAGE
- LOVELY MATURE GROUNDS
- TWO DOUBLE BEDROOMS



A superbly appointed and particularly well positioned semi detached dormer bungalow opening onto a private flagged patio with southerly aspects. Reception hallway, generous sitting room, well equipped dining kitchen, bedroom and ground floor shower room, further double bedroom upstairs with en suite bathroom. The whole development provides a new approach to retirement living for those looking for a beautifully designed home offered for sale with the benefit of having no onward chain. Mains gas central heating, uPVC double glazing, looking to the front.



LOCATION

Pickering is a charming and historic market town, known as the 'gateway to the Moors'. Boasting a number of public houses, supermarkets, local shops and cafes as well as a 13th century castle, petrol stations, a steam railway and museum. The town is popular for tourists and locals alike with access to the North York Moors National Park, Dalby Forest and the coastline. Malton has a train station with regular services to Scarborough, York, Leeds and beyond.

From the roundabout leave Pickering on the A169 for a short distance heading towards Malton where you will find Mickle Hill Retirement Village located on the left hand side.

SERVICES

All services are connected to this property.

COUNCIL TAX

BAND D £2028.83

RECEPTION HALLWAY

Front door and window. Radiator. Large under-stairs cupboard.

LOUNGE

Electric fire in surround. Radiator. Rear windows and door to the rear.

DINING/KITCHEN

Base and wall-fitted units. Built-in oven/hob/extractor, fridge-freezer, dishwasher and washer-dryer. Two front windows. Radiator. Cupboard with Ideal gas central-heating boiler.

BEDROOM ONE

Rear window with radiator under. Door into:-

SHOWER ROOM

Wash-hand basin, W/C, walk-in shower cubicle, wall tiling, further door from the inner hallway



ENSUITE BATHROOM

Bath with shower over. Wash-hand basin and W/C. Wall tiling, radiator, large shelved linen cupboard.

OUTSIDE

Parking space immediately out front. Sunny south-facing patio to block paving immediately out of the rear lounge door.

ADDITIONAL INFORMATION

Mickle Hill Pavillion also offer:-

- * Café bistro
- * Cinema
- * Hair and beauty salon
- * Guest suite
- * Gym
- * Spa Jacuzzi
- * Activities and crafts room
- * Library and IT suite
- * Residents lounge
- * Convenience shop

SERVICE CHARGE £49.16 PER WEEK

This covers communal cleaning and maintenance, external window cleaning, water and sewage, buildings insurance and estate management. It includes the cost of heating, lighting and water for the communal areas.

WELLBEING CHARGE £51.65 PER WEEK

This includes 24hr staffing on site, help in an emergency and the co-ordination of activities and events programme. MHA does not include nursing care, but details of additional services are available on request.

GROUND RENT £340.10 PER YEAR

Reviewed October 2020 and every fifth year after.

TENURE

Leasehold, 125 years from 2015.

RESALE

A contingency fund contribution is payable upon resale. Details available from the sales office at Mickle Hill.



FIRST FLOOR

BEDROOM

Rear window. Two front-facing velux-style windows. Radiator. Door to;

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



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Approximate Gross Internal Area 1088 sq ft - 101 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(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	

WWW.EPC4U.COM

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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

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