



**MARK  
STEPHENSONS**  
ESTATE & LETTING AGENTS

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

**£235,000**

- CHAIN FREE SALE
- RETIREMENT VILLAGE
- STONE BUILT
- LOVELY ASPECTS



Stone built bungalow forming part of this innovative retirement village. Hallway, lounge/ diner, fitted kitchen with appliances, two bedrooms and shower room. Delightful aspects at the rear. Gas centrally heated and double glazed. Chain free sale.



#### DIRECTIONS

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.

#### COUNCIL TAX

Band C.

#### SERVICES

All mains electricity, water and drainage are connected to this property. Gas central heating with low surface temperature radiators.

#### HALLWAY

8' 8" x 9' 3" (2.64m x 2.82m)

Useful built in cupboard, radiator.

#### LOUNGE/DINER

21' 6" x 10' 0" (6.55m x 3.05m)

Front windows. Radiator. Rear windows and door leading out. Open into:-

#### KITCHEN

8' 7" x 8' 4" (2.62m x 2.54m)

Well fitted with cream base and wall level units, built in oven, hob, extractor, dishwasher and washer. Cupboard housing the gas combi boiler.



#### BEDROOM ONE

13'2" x 11'6" (4.01m x 3.51m)

Front window, radiator and door into the shower room.

#### BEDROOM TWO

9'2" x 12'1" (2.79m x 3.68m)

Rear window and radiator.

#### SHOWER ROOM

Accessed both from bedroom one and the hallway. Walk in shower, wc and wash basin. Wall tiling and radiator.

#### OUTSIDE

Gardens and grounds are communal, there is a brick paved patio to the rear of the reception room enjoying delightful open aspects onto open fields. Car parking to the side.

#### 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.

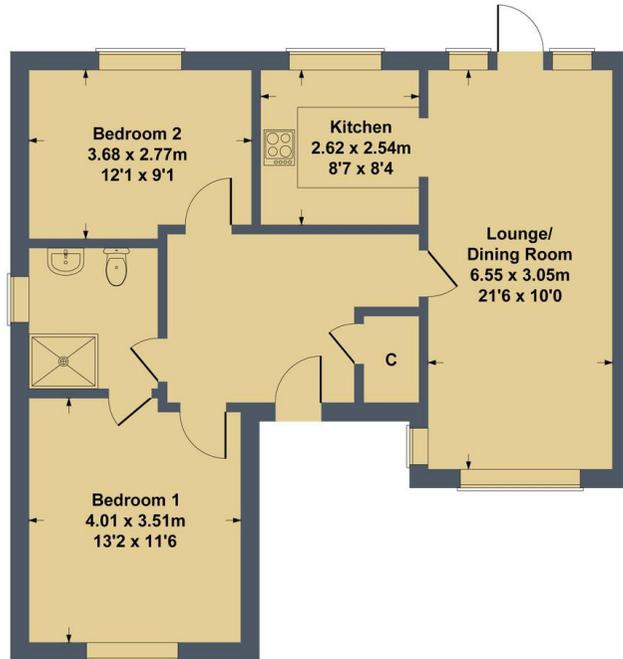
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Approx. gross internal floor area: 1243 Sq. Ft / 115 Sq. M.



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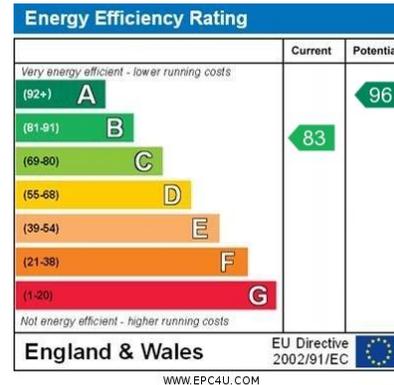
Approximate Gross Internal Area 752 sq ft - 70 sq m



**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



## Malton Office

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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.