



**MARK
STEPHENSONS**
ESTATE & LETTING AGENTS

**8 Littledale, Pickering,
YO18 8PS**

£280,000

- CHAIN FREE SALE
- FOUR BEDROOMS
- TWO RECEPTIONS
- CONSERVATORY

Mature four bed detached family home in this well favoured residential area. Hallway, two reception rooms, conservatory, good size kitchen, bedrooms and bathroom. Double glazed and with gas central heating. Established gardens, long driveway and single size garage. Chain free sale.





DIRECTIONS

Best found by heading west on the A170 on Southgate, turn right onto Potter Hill. Bear left onto Middleton Road, turn right onto Swainsea Lane and then take the first left onto Swainsea Drive, then immediately turn right which brings you to Littledale. The property can easily be identified by our "For Sale" board on the right hand side.

SERVICES

All mains services are connected to this property.

COUNCIL TAX

Band E.

RECEPTION HALL

Stairs to the first floor.

SITTING ROOM

21' 9" x 10' 11" (6.63m x 3.33m)

Double glazed bow window to the front. Two radiators. Feature fireplace with wooden surround. Double glazed French doors opening into conservatory.

CONSERVATORY

10' 10" x 7' 8" (3.3m x 2.34m)

Brick base with double glazed windows, door to outside and tiled flooring.

KITCHEN

15' 2" x 9' 8" (4.62m x 2.95m)

A range of base and wall units. Built in oven and hob. Plumbing for dishwasher, washing machine. Tiled floor. Double glazed windows to rear and side elevations. Door to outside.



WC
Low flush WC and hand basin. Radiator.

FIRST FLOOR

LANDING
Loft hatch and ladder.

BEDROOM ONE
12' 12" x 11' 2" (3.96m x 3.4m)
Fitted wardrobes. Radiator. Double glazed window to front.

BEDROOM TWO
12' 2" x 9' 9" (3.71m x 2.97m)
Built in wardrobes. Additional built in cupboard and airing cupboard. Radiator. Double glazed window to front.

BEDROOM THREE
9' 3" x 7' 11" (2.82m x 2.41m)
Radiator. Double glazed window to rear.

BEDROOM FOUR
9' 2" x 6' 0" (2.79m x 1.83m)
Radiator. Double glazed window to the rear.

BATHROOM
Three piece suite. Radiator. Two double glazed windows to rear.

OUTSIDE
Front garden laid to lawn with privet hedge. Driveway allowing ample cars leading to single garage with up and over door, light and power. Door to rear.

Paved garden with raised flower beds and good sized garden shed.



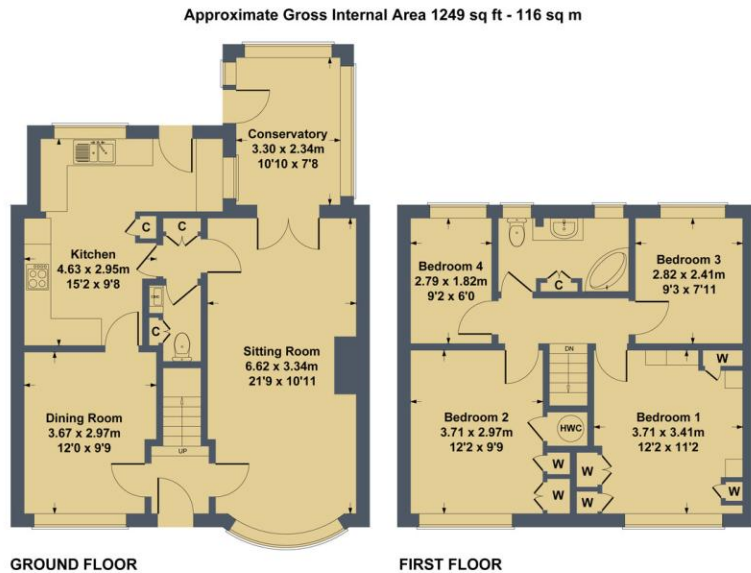
DINING ROOM
12' 0" x 9' 9" (3.66m x 2.97m)
Wooden flooring. Radiator. Double glazed window to front.

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



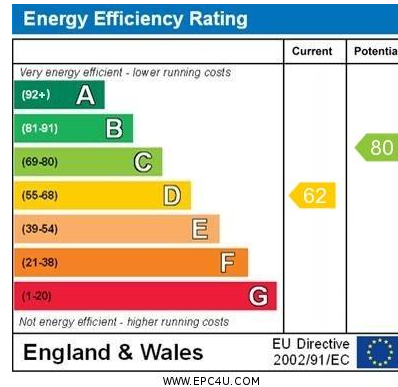
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



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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.