



**MARK
STEPHENSONS**
ESTATE & LETTING AGENTS

**37 Westlands, Pickering,
YO18 7HJ**

£195,000

-
- CHAIN FREE SALE
 - THREE BEDROOMS
 - SINGLE GARAGE
 - DINING SIZE KITCHEN



Mature town house on the edge of town forming part of this highly regarded mixed development. Hallway, cloaks/wc, generous lounge, dining kitchen onto the garden, three bedrooms and bathroom. Electric storage heating. Double glazing. Single brick garage. Chain free sale. Ideal first or family home.



DIRECTIONS

A thriving market town at the foot of the North York Moors National Park, Pickering has some of the most picturesque scenery in the country on its doorstep. With the coast only 30 minutes away and the city of York, a 40 minute drive, this pretty town offers an abundance of traditional bakers, butchers and grocers alongside two supermarkets and a plethora of coffee shops and eateries. Popular with tourists, ramblers and cyclists, throughout the year, Pickering hosts a wealth of attractions and recreational facilities including The North York Moors Steam Railway, Pickering Castle and the Great Dalby Forest with its wide range of outdoor pursuits for all ages.

SERVICES

All mains services are connected to this property.

COUNCIL TAX

BAND C - £1790 per annum

HALLWAY

Stairs to First Floor.

CLOAKROOM

Two piece-suite. Front window. Electric heater.

LIVING ROOM

Front window. Free-standing electric fire. Night storage heater.

DINING/KITCHEN

Base and wall level cream units with integrated fridge. Plumbed for both a washer and a dish-washer. Night storage heater. Under-stairs storage cupboard. Two rear windows and rear door.



BEDROOM TWO

Rear window. Night storage heater.

BEDROOM THREE

Over-stairs airing cupboard. Front window. Electric heater.

BATHROOM

Three piece-suite. Over-bath shower. Rear window. Electric-heater.

REAR GARDEN

Enclosed plot, small lawn and flagged patio area. Gate out into the rear path leading to;

GARAGE

Single size in a block of garages nearby.



LANDING

Hatch to loft.

BEDROOM ONE

Front window. Night storage heater.

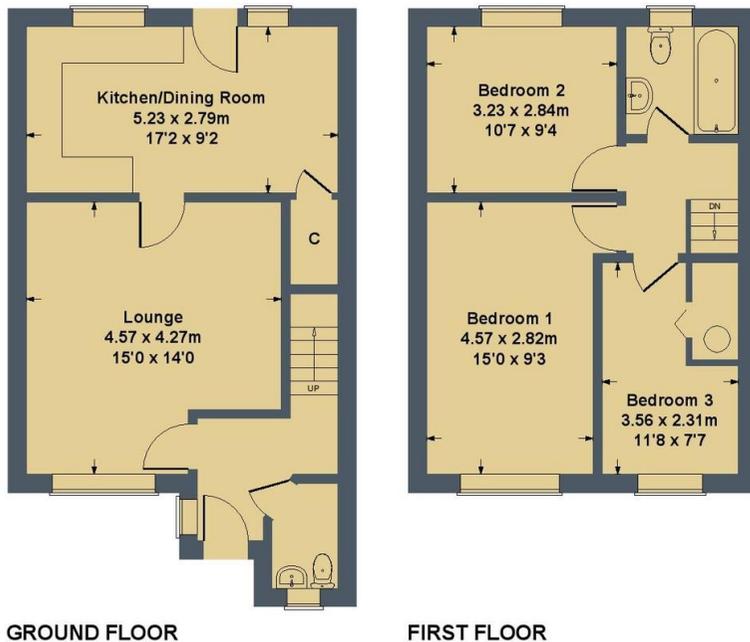
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Approx. gross internal floor area: 1243 Sq. Ft / 115 Sq. M.



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Approximate Gross Internal Area 893 sq ft - 83 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		

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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.