



**MARK
STEPHENSONS**
ESTATE & LETTING AGENTS



**39 Westlands, Pickering,
YO18 7HJ**

£189,950

-
- THREE BEDROOMS
 - GENEROUS SIZE
 - DINING SIZE KITCHEN



Relatively modern town house style property forming part of this ever popular development on the northern outskirts of town. Hall, cloaks/wc, generous lounge and dining kitchen, three bedrooms and wet/shower room. Gardens. Night storage heating and uPVC double glazing.



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

Mains water, electric and drainage are connected to this property.

COUNCIL TAX

Band C.

HALLWAY

Front door and window. Night storage heater.

CLOAKS/WC

Two piece suite. Front window. Electric heater.

LIVING ROOM

15' x 14' (4.57m x 4.27m)

Understairs cupboard. Front window. Night storage heater.

KITCHEN/DINER

9' 3" x 17' 2" (2.82m x 5.23m)

Base and wall units. Built in oven and hob. Rear door and windows. Night storage heater.



BEDROOM TWO

Rear window. Night storage heater.

BEDROOM THREE

Front window. Electric panel heater. Built in airing cupboard.

WET ROOM

Two piece suite. Electric shower. Rear window. Dimplex fan heater.

GARDENS

Enclosed rear plot. Flagged area and small shed.

LANDING

Hatch.

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



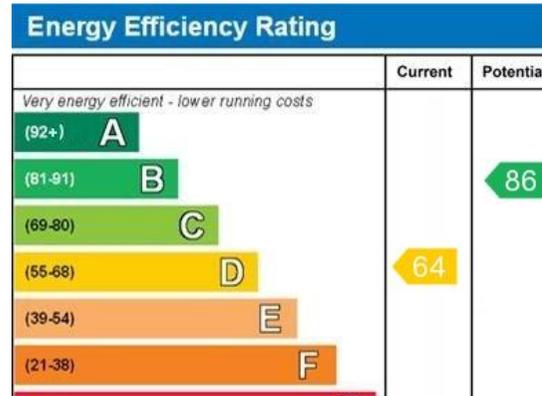
GROUND FLOOR

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.

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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.