



**MARK
STEPHENSONS**
ESTATE & LETTING AGENTS

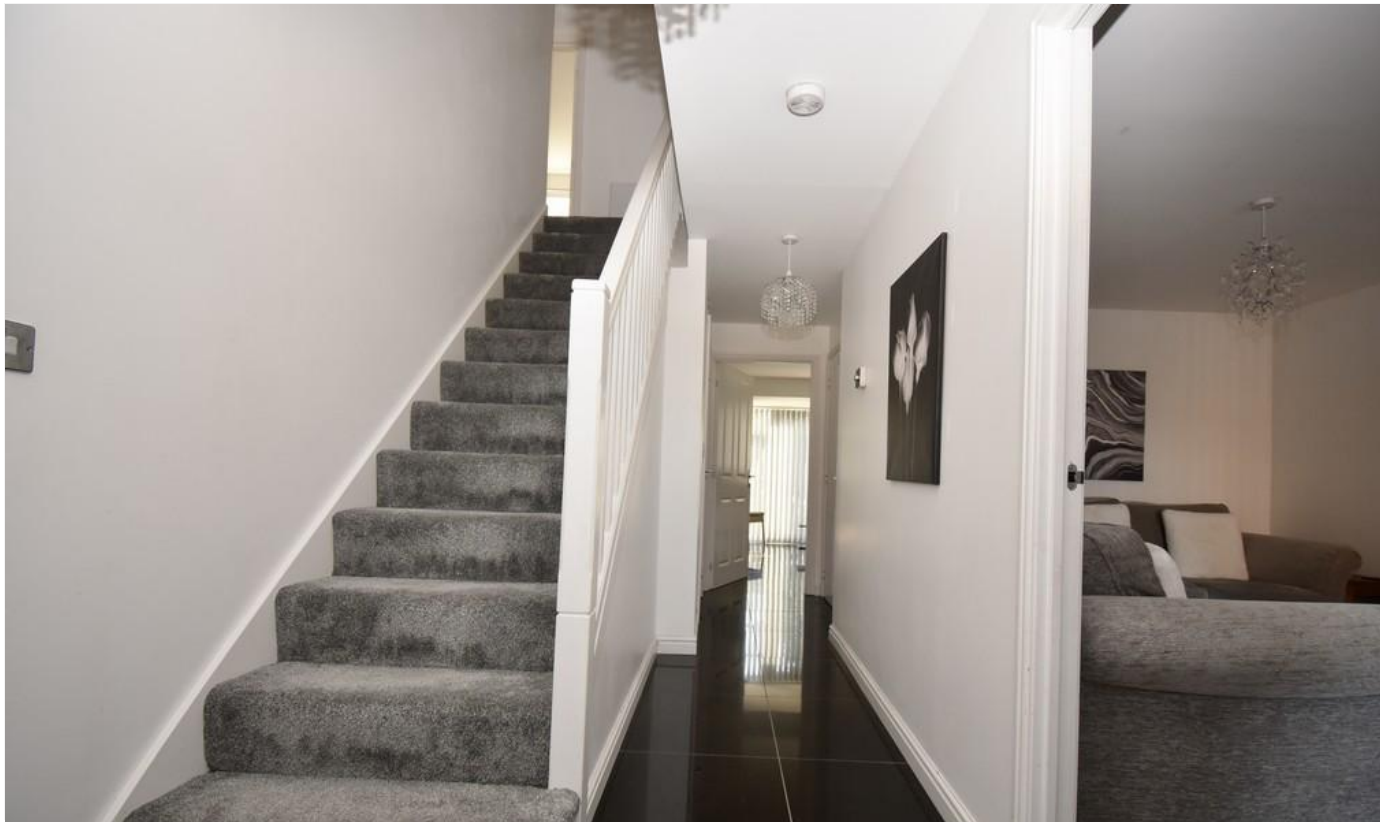
**20 Woodlands Park,
Pickering, YO18 7AH**

£350,000

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- EDGE OF TOWN
 - FOUR BEDROOMS
 - MATURE GARDENS
 - EN-SUITE BED 1



Modern four bedroomed home in superb condition throughout with large open plan dining kitchen opening onto the well established gardens. Front lounge, cloaks/wc, utility room, en-suite bedroom one and family bathroom. Highly sought after residential area on the very edge of this well served town.



LOCATION

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 services are connected to this property.

COUNCIL TAX

BAND D = £2028.83

HALLWAY

Stairs off to first floor. Built-in store cupboard.

CLOAKROOM

Two piece suite. Radiator.

LIVING ROOM

17' 8" x 19' (5.38m x 5.79m)

Front bay with window underneath. Electric fire with contemporary surround. Further radiator.

DINING/KITCHEN

15' 8" x 19' 8" (4.78m x 5.99m)

All well-fitted with white base and wall level units. Five ring gas hob. Built-in electric oven. Built-in fridge-freezer and dishwasher. Central island/breakfast bar. Two radiators. Large recessed rear window and French doors out on to the gardens. Door to;



UTILITY ROOM

7'5" x 6'1" (2.26m x 1.85m)

Base cupboards. Plumbed for Automatic Washer. Gas central heating boiler. Radiator. Rear door.

FIRST FLOOR

LANDING

Hatch. Radiator.

BEDROOM ONE

12'11" x 13'7" (3.94m x 4.14m)

Front window x 2. Radiator. Built-in wardrobes and over-stairs cupboard.

ENSUITE

Fully tiled. Two piece suite. Side window. Heated towel rail and double size cubicle.

BEDROOM TWO

13'2" x 10'7" (4.01m x 3.23m)

Rear window. Radiator.

BEDROOM FOUR

12' x 8'8" (3.66m x 2.64m)

Front window. Built-in wardrobes. Radiator.

BEDROOM THREE

11'6" x 10'4" (3.51m x 3.15m)

Front window with radiator underneath.

BATHROOM

Three piece suite plus double-sized shower cubicle. Rear window. Heated towel rail. Fully tiled.

GARAGE

17'7" x 8'8" (5.36m x 2.64m)

Power and light plus remote roller door.

REAR GARDEN

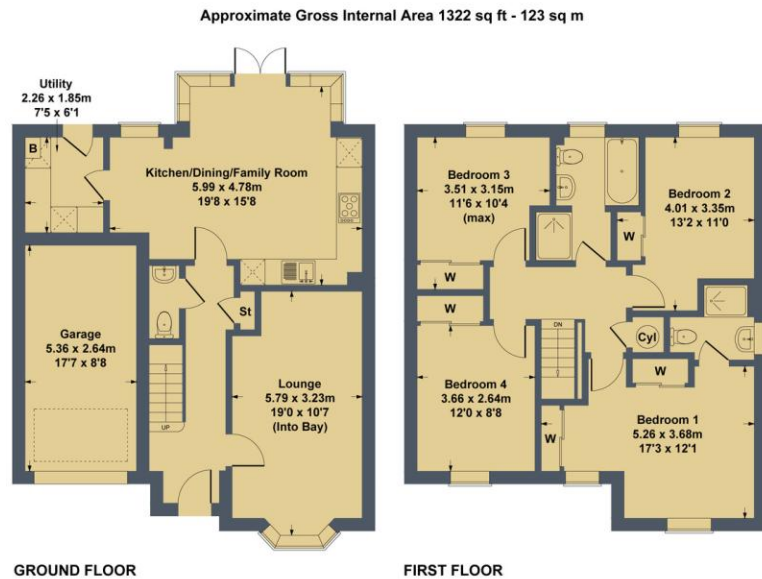
Established plot enjoying East and South aspects through the day. Mostly lawned with flagged patio. Gate and path from left-hand side. Approximately 40" x 30".

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

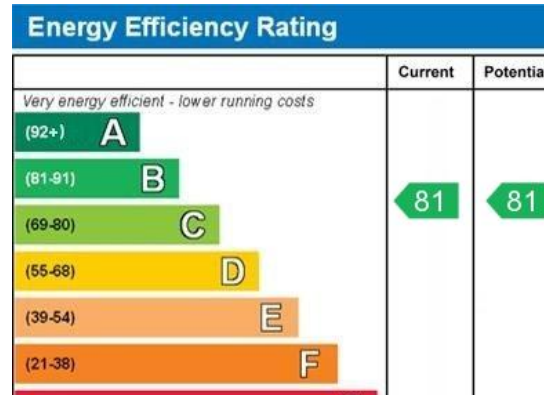


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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



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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.