



**MARK  
STEPHENSONS**  
ESTATE & LETTING AGENTS

**57 Elm View, Pickering,  
YO18 7EF**

**£315,000**

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- CHAIN FREE SALE
  - 1057 SQ FT
  - LARGE GARAGE
  - THREE BEDROOMS

Modern detached bungalow of a generous size built very much as a "one off" and offered for sale with no onward chain. Hallway, sitting room, large dining kitchen, utility room, three bedrooms, ensuite shower room and main bathroom. Large garage, double glazing and under floor heating throughout.





#### 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 = £2083 per annum

#### HALLWAY

Dog-legging into inner hallway with loft hatch and generous cupboard with water cylinder.

#### LIVING ROOM

Front and side windows. Electric fire and surround.

#### KITCHEN/DINER

From double doors off the hallway. Fitted base and wall level units. Built-in oven/hob. Integrated fridge-freezer and dishwasher. French rear doors and rear window.

#### UTILITY ROOM

Base cupboard and sink. Rear window. Internal door to garage.



#### BEDROOM TWO

Rear window.

#### BEDROOM THREE

Front window.

#### BATHROOM

Rear window. Three-piece suite.

#### GARAGE

Central-gas heating boiler. Generous size. Up and over door. Door into Garden.

#### FRONT GARDEN

Hedged boundary. Flagged, easy access to the front door. Tarmac drive up to the Garage,

#### REAR GARDEN

Particularly private, generous width but not deep. Door into the garage with wooden shed behind. Path and gate from the front to the left-hand side.



#### BEDROOM ONE

Built-in cupboards. Front window.

#### ENSUITE

Double-sized shower cubicle. Two piece suite. Side window.

# 57 Elm View, Pickering, YO18 7EF

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

Approximate Gross Internal Area 1067 sq ft - 99 sq m  
(Excluding Garage)

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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.