

Mark Stephenson's

ESTATE & LETTING AGENTS



11 Oaklands, Pickering, YO18 7HS

£205,000

- Extremely generous and mature plot
- Three good sized bedrooms
- Gas c/heating and uPVC d/glazing
- Scope to enlarge - subject to consents
- Extending to 1032 sqft internally
- Ideal as a generous family home
- Two separate reception rooms
- Kitchen, rear lobby/utility/WC
- Of interest to first time buyers

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11 Oaklands, Pickering YO18 7HS

A traditional semi detached family home on a generous and well established plot allowing considerable scope to enlarge both onto the side and rear subject to usual consents. Side hallway, two reception rooms, kitchen, rear lobby/utility/WC, three good bedrooms and bathrooms. All double glazed and with gas fired central heating. Popular part of the town located off Ruffa Lane within easy reach of the centre and other amenities. In all a perfect family home but just as easily suited to local first time buyers we feel.



Council Tax Band:



General information

Pickering is a thriving market town that lies on the A170, Thirsk to Scarborough Road. It has a good range of shops, an active Monday market and amenities that include Doctors surgery, Dentists and Library. There are excellent road links to the neighbouring market towns of Helmsley, Malton and Kirkbymoorside, East Coast and the City of York. Malton has a train station that runs to York, where an intercity service links to London in little over two hours.

Services

All mains are connected.

Hallway

Main side entrance door, rear window, radiator.

Lounge

Front facing window, open working fire, radiator.

Dining room

Front facing window, radiator.

Kitchen

Base and wall level fitted units, built in oven and hob, plumbed for a dishwasher, rear facing window, radiator.

Rear entrance/utility/WC

With door leading outside. Plumbing for washing machine. Separate WC off with wash basin.

First floor landing

Rear facing window.

Bedroom 1

Front window, radiator.

Bedroom 2

Front window, radiator.

Bedroom 3

Rear facing window, radiator.

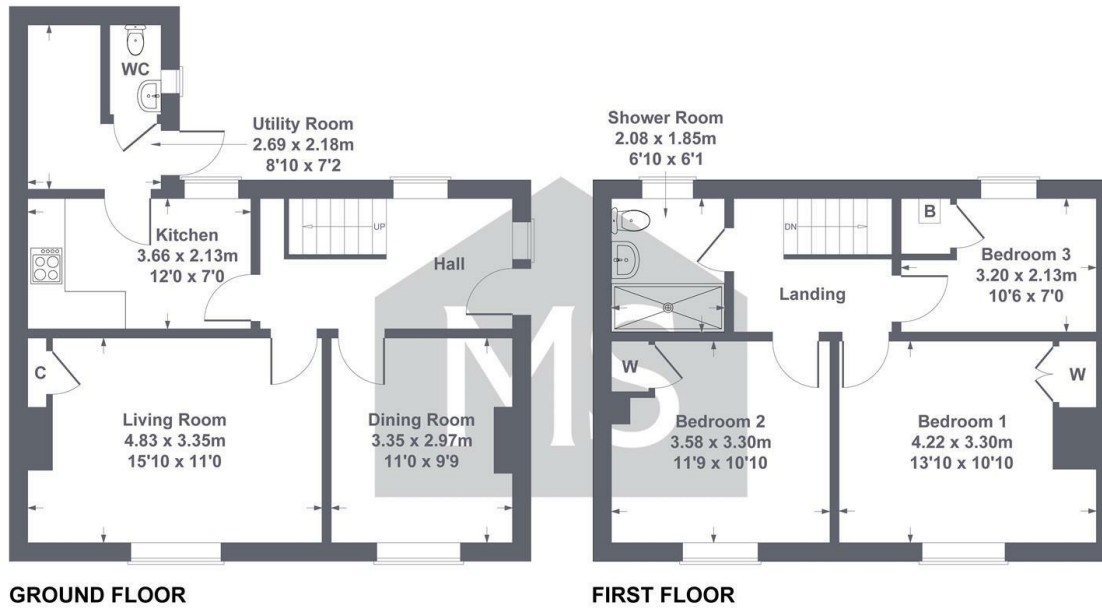
Bathroom

Three piece white suite, over bath shower, rear window, rear window, tiled walls, radiator.

Outside space/gardens

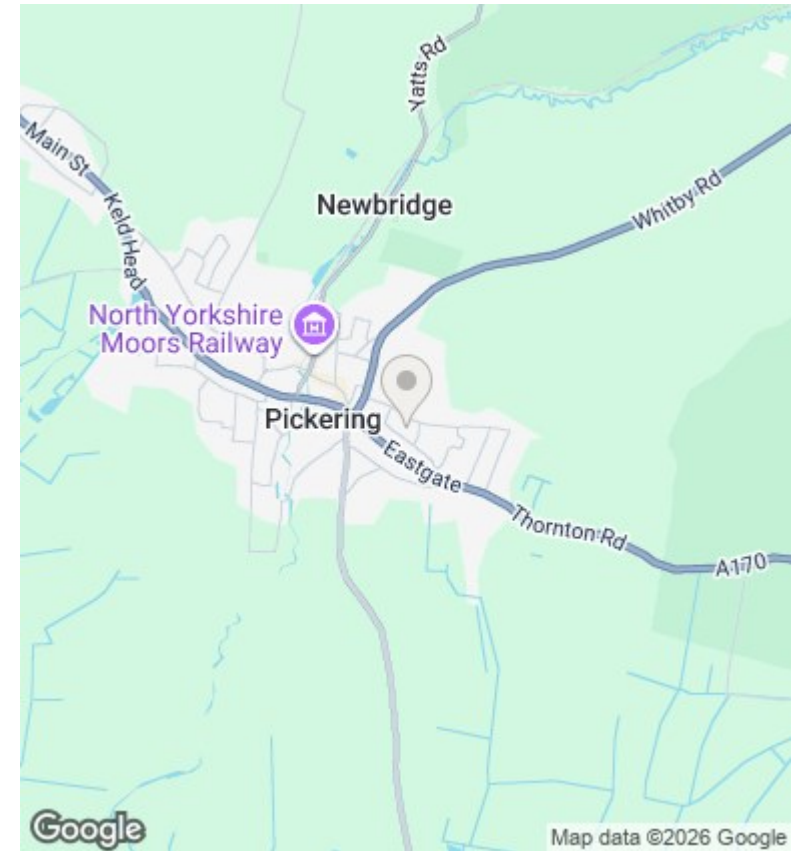
Sitting on a particularly generous size plot essentially down to grass at the front, down the side aspect and into the rear. Range of useful timber sheds, brick outhouse and flagged patio area. The plot allows considerable scope for enlargement both to the side and on the rear should someone require, subject to all usual consents as per normal. Access into the cul-de-sac is from Ruffa Lane, number 11 is the very last property on the left side. Although not allocated as such parking is available at the bottom part of the cul-de-sac where foot access leads into the property. The path continues giving access into Hawthorn Lane also.

Approximate Gross Internal Area 1032 sq ft - 96 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. 2025



Directions

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	