

Mark Stephenson's

ESTATE & LETTING AGENTS



60 Whitfield Avenue, Pickering, YO18 7HY

£279,995

- Traditional 1930's semi detached
- Open plan living/dining and kitchen
- Garden room/perfect home office
- Excellent ground floor living space
- Separate sitting room, shower room/WC
- Popular edge of town position
- Generous extension onto the gardens
- Three bedrooms and family bathroom
- Excellent presentation throughout

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60 Whitfield Avenue, Pickering YO18 7HY

This mature 1930s semi-detached home has been tastefully presented by its current owners and offers wonderfully spacious ground floor living, thanks to a well-considered extension carried out in recent years. Whitfield Avenue itself is a highly regarded and well-established residential address, peacefully positioned on the eastern outskirts of this ever-popular market town, offering the perfect balance of settled suburban living with easy access to local amenities. Inside, the accommodation is both practical and versatile, comprising three good-sized bedrooms and a family bathroom to the first floor, complemented by a convenient ground floor shower room. The extended living space provides excellent flexibility for modern family life, while a separate utility room adds further everyday practicality. Outside, the property benefits from an attached garage and lovely, well-maintained gardens, offering a peaceful spot to relax or entertain. Notably, there is also fantastic potential to create a home office or studio within the garden room, ideal for those working from home or seeking a dedicated hobby space.



Council Tax Band: C



General information

Pickering is an attractive market town on the edge of the beautiful North York Moors National Park and 18 miles from the Heritage Coast. There is a wealth of pubs, eateries individual shops and all the other amenities expected in a market town; including the market itself held every Monday. The iconic North Yorkshire Moors Steam Railway is based in Pickering with some services to Whitby - the famous seaside town from where Captain Cook set sail in the endeavour in the 1700s. There is a wonderful Norman castle in Pickering owned by English Heritage and the surrounding countryside is a haven for wildlife and walkers.

Services

All mains are connected.

Modern combi replaced by the current vendors (since Mar 2022)

Council tax

Band C

Porch

Main front door, side facing windows, inner door to the hallway with stairs leading to the first floor and with radiator.

Hallway

Sitting room

Traditional deep bay front UPVC double glazed windows with recently installed shutters, radiator, solid fuel stove in brick surround, radiators, wooden flooring.

Open plan living/dining/kitchen

A fantastic open plan room having been significantly extended from the original footprint. A comfortable living area with stove is located in the original part of the house but now open with the large kitchen and dining space which the current vendors have refitted. Integrated appliances including oven, hob, fridge and freezer. New flooring, velux windows, radiators, French doors out to the rear gardens. A door within the living area leads into the shower room.

Shower/WC

With cubicle, replacement WC and wash basin, tiled flooring and heated towel rail.

Utility room

7ft 6 deep X 9ft wide

Externally accessed and connecting into the garage.

First floor landing

Feature side window with leaded light coloured glass.

Bedroom 1

UPVC double front facing window with recently installed shutters, built-in wardrobes, radiator.

Bedroom 2

UPVC double glazed rear window, radiator.

Bedroom 3

UPVC double front window with recently installed shutters, over stairs

cupboard housing the modern gas central heating boiler, hatch to the loft space, radiator.

Bathroom

Three piece suite including bath with shower over, WC and wash hand basin. Side facing UPVC window, heated towel rail.

Outside front

Mature area of garden behind a walled boundary. Driveway parking upto the attached garage. Outside of the walled boundary an area of concrete hardstanding (as with most other properties in the cul-de-sac) allows additional space to park.

Rear garden

A particularly private garden plot within substantial fenced boundaries, lawned plot, patio areas, rear door into the utility room which connects into the garage.

The current owners has built a fantastic timber Garden Room approx 9ft deep X 12ft 4 wide which provides excellent relaxation space but would also provide the perfect home based office or studio. With power and light connected, bar area, UPVC side facing window and with French doors

Garage

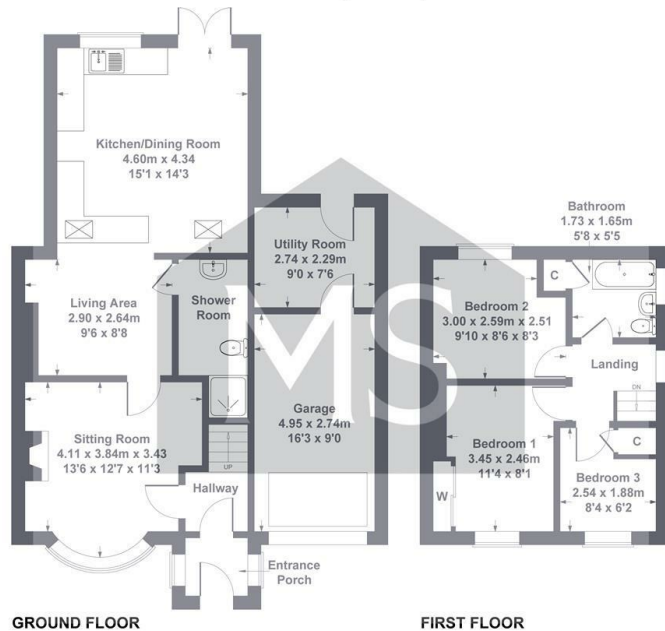
Approx 16ft 3 X 9

Up and over front door, power and lighting, internal door into the utility room



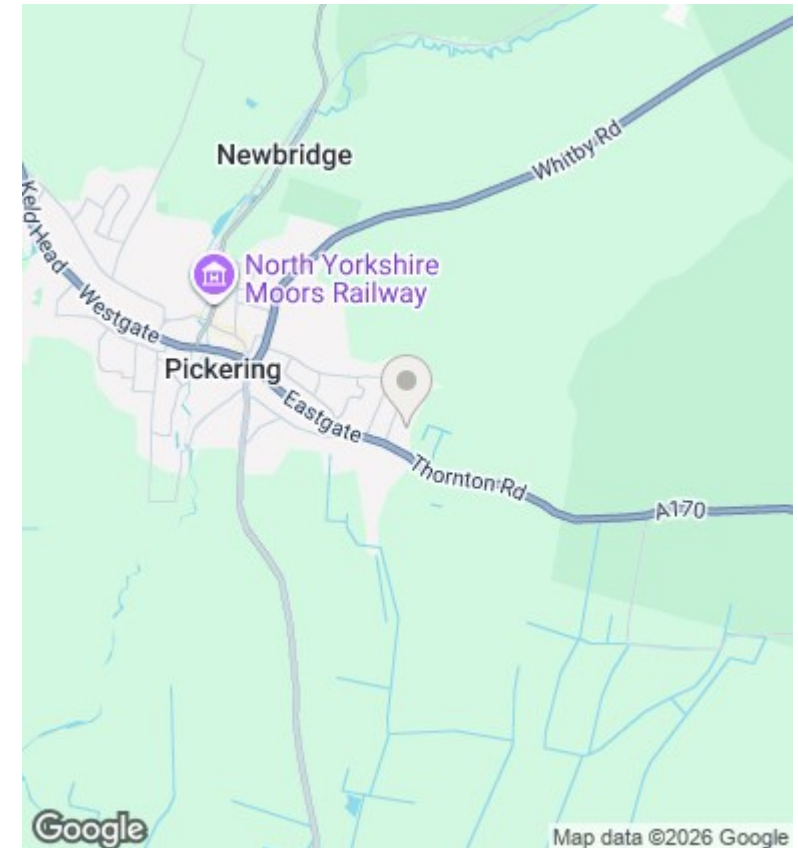


Approximate Gross Internal Area
House : 936 sq ft - 87 sq m
Utility : 68 sq ft - 6 sq m
Garage : 146 sq ft - 14 sq m
Total : 1150 sq ft - 107 sq m



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. 2026



Directions

Head out of Pickering east bound along Eastgate taking the last left turn onto Whitfield Ave. Turn first right into the cul-de-sac where number 60 is located.

Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		