Mark Stephensons

ESTATE & LETTING AGENTS

60 Woodlands Park, Pickering YO18 7AH

£385,000

- Excellent detached family home
- Generous open plan dining kitchen
- Popular edge of town location
- Extremely well appointed throughout
- Hallway, WC, front facing lounge
- Ample parking and single garage
- Lovely open aspects at the front
- Four bedrooms including en-suite
- Ideal home based office

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60 Woodlands Park, Pickering YO18 7AH

This modern yet now fully established family home is situated on the desirable edge of Pickering enjoying far reaching open aspects at the front. The well-designed ground floor features a spacious, light-filled dining kitchen that serves as the heart of the home. This space effortlessly opens through double doors into a south-facing, private walled rear garden allowing generous parking and access to the garage/home office. Two of the four bedrooms benefit from their own private en-suite facilities, providing ideal family flexibility, alongside a well-appointed main family bathroom. The hallway has a useful WC and leads into the lovely front facing sitting room with deep bay window. Combining a modern standard of finish with a warm, established feel, this property provides the ultimate retreat on the edge of the market town of Pickering.

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Council Tax Band: E

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.

Entrance hallway
Under stairs storage cupboard, radiator and stairs.

WC
Low flush WC, pedestal wash basin and radiator.

Sitting room
UPVC front aspect bay window, TV point and radiator.

Open plan dining kitchen
UPVC double glazed rear and side aspect windows and rear aspect patio doors. Range of wall and base units with built-in fridge freezer, quartz worktop with inset sink and mixer tap, integrated dishwasher, five ring gas hob with extractor hood over, double oven, slimline drinks fridge, two radiators, and cupboard housing the boiler. Separate cupboard housing a utility area with space for a washing machine and tumble dryer, with extractor fan.

First floor landing
Cupboard housing the water tank. Large hatch and substantial ladder to a professionally boarded out loft space allowing particularly generous storage space. Radiator.

Bedroom 1
Fitted wardrobes, UPVC double glazed front aspect window and radiator. Door leading to:

En-suite shower room
UPVC front aspect window, low flush WC, pedestal sink with mixer tap, shower with fully tiled walls, tiled floor, heated ladder radiator and extractor fan.

Bedroom 2
UPVC double glazed rear and front aspect windows, two radiators, fitted wardrobes, and loft access with ladder. Door leading to:

En-suite shower room
Part tiled walls, low flush WC, pedestal sink, walk-in shower, electric heated ladder towel rail and extractor fan.

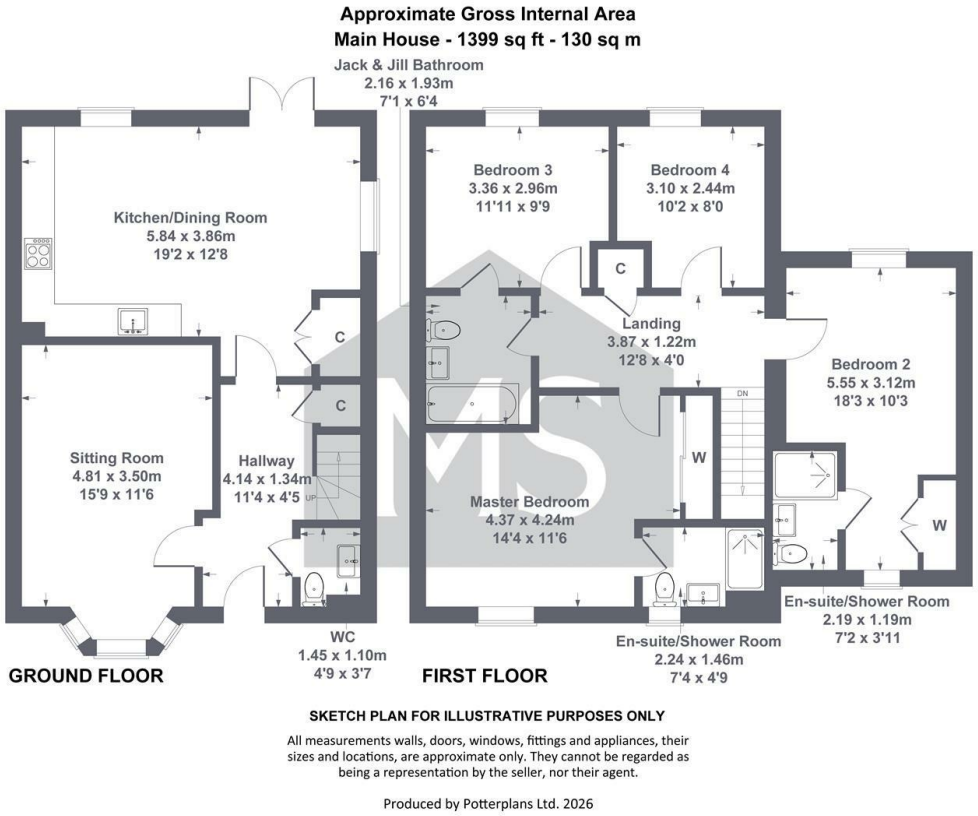
Bedroom 3
UPVC double glazed rear aspect window and radiator. Door leading to:

House bathroom
Assessed via the landing and also the third bedroom. There is a panel bath with shower overhead, part tiled walls, low flush WC, pedestal sink with mixer tap, heated ladder towel rail and extractor fan.

Bedroom 4
UPVC double glazed rear aspect window and radiator.

Garage/home office
The garage has been converted with the rear section partitioned off with a UPVC double glazed wall, insulated ceiling with electric. The front area of the garage is used for storage and has electric. The partition could easily be removed should someone wish to reinstate back to the original single garage.

Outside space/gardens
Walled garden accessed via the rear double gates offering parking for multiple vehicles. Outside tap. Landscaped garden with patio area. The front of the property has a path leading to the front door with open views.



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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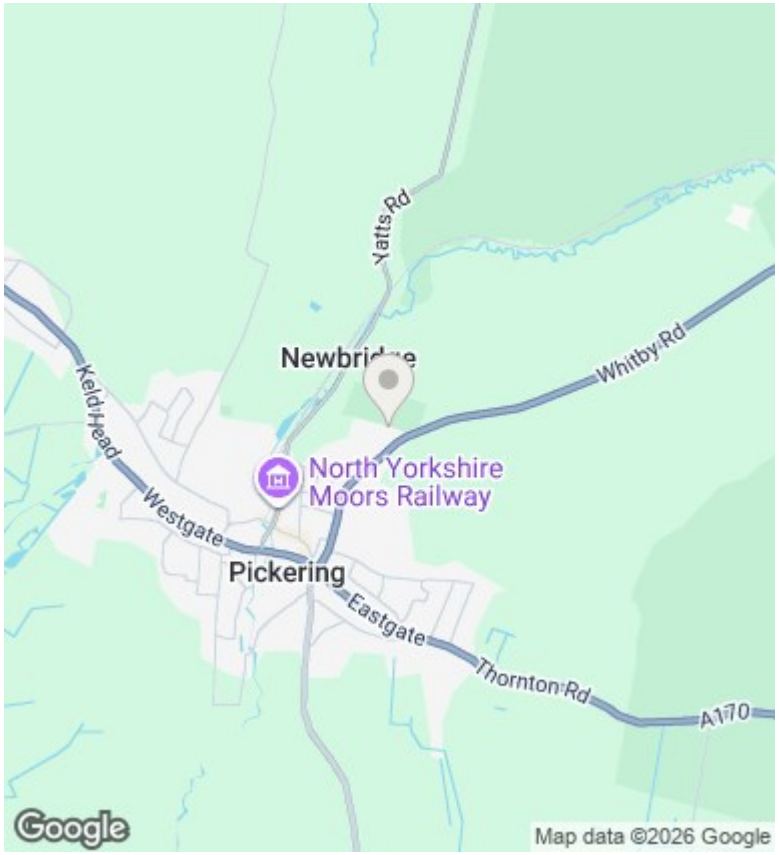


Directions

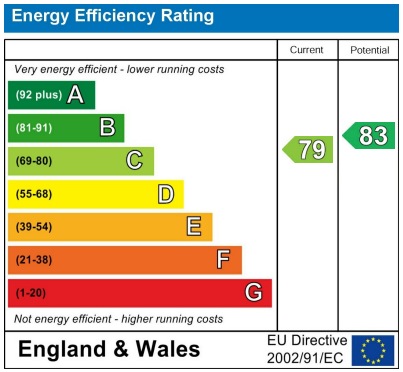
Leave Pickering northbound towards Whitby, Woodlands Park is the very last left turning, number 60 is one of the first properties on the right.

Viewings

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

Council Tax Band

E



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