



25 Pool Court, Pickering, YO18 8DR

£310,000

- Detached Bungalow
- Solar Panels
- Detached Garage

- Large Corner Plot
- Parking for Multiple Vehicles
- Very Well Established Residential Area

- Modern Kitchen/Diner
- South Facing Garden
- Good sized Bedrooms

25 Pool Court, Pickering YO18 8DR

25 Pool Court is an immaculately present 3 bedroom detached bungalow sat within the heart of this very well regarded residential area of Pickering with open views to the rear and boasting a very generous plot throughout. The property comprises a generous sized kitchen/diner, sitting room, sun room/third bedroom which also has a utility room, two further double bedrooms and a family shower room. Outside to the rear there is a very impressive garden with south facing aspects and open fields immediately behind, there is a detached single garage with power and lighting and canopy/car port extending to the front, summer house and garden shed. To the front there is a large driveway which provides parking for multiple vehicles and solar panels on the roof.

 3  1  1  B

Council Tax Band: C



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 as little as approx 2 hours.

Services

Mains electricity, water, gas and drainage are connected. On the roof there are 14 solar panels that provide electricity to the property and then sells on the excess to the National grid.

Kitchen/Diner

uPVC Side Entrance Door, A range of Wall & Base units throughout, Sink Basin, Plumbing connection for White Goods, Electric Hob/Oven/Extractor Hood, Large uPVC Window to Front aspect, uPVC window to Side aspect, Radiator.

Sitting Room

Bay Window to Front aspect with Radiator underneath, Fireplace with electric fire, Radiator, TV Point.

Hall

Loft Hatch with Drop-Down Ladder, Partially Boarded out Roof space.

Shower Room

White 2 Piece Suite, Separate Shower Cubicle, Laminate Flooring, Heated Towel Rail, Glazed Window, Wall and Base cupboards.

Sun Room/Bedroom 3

Radiator, French Doors to Rear Garden with adjoining large Window, Window to Front aspect, Radiator, Door leading to;

Utility Room

Wall & Base cupboards, Sink Basin, Toilet, Plumbing for White Goods.

Bedroom 1

Built-in Cupboards/Wardrobes, Window to Rear aspect with Radiator underneath.

Bedroom 2

Window to Rear aspect with Radiator underneath.

Front aspect Exterior

To the front, there is a very generous driveway which provides parking for multiple vehicles, there is a front lawn that is immaculately kept, Meter boxes for gas and Electricity.

Rear Gardens

Beautifully presented enclosed garden with South facing aspects, mature shrubs, vegetable plot and trees throughout and very well kept lawned area. immediately from the property there is a patio area that stretches across the width of the garden creating a path across the perimeter of the lawn. There are multiple outbuildings including a detached single garage with power and lighting, summer house with power and a garden shed.

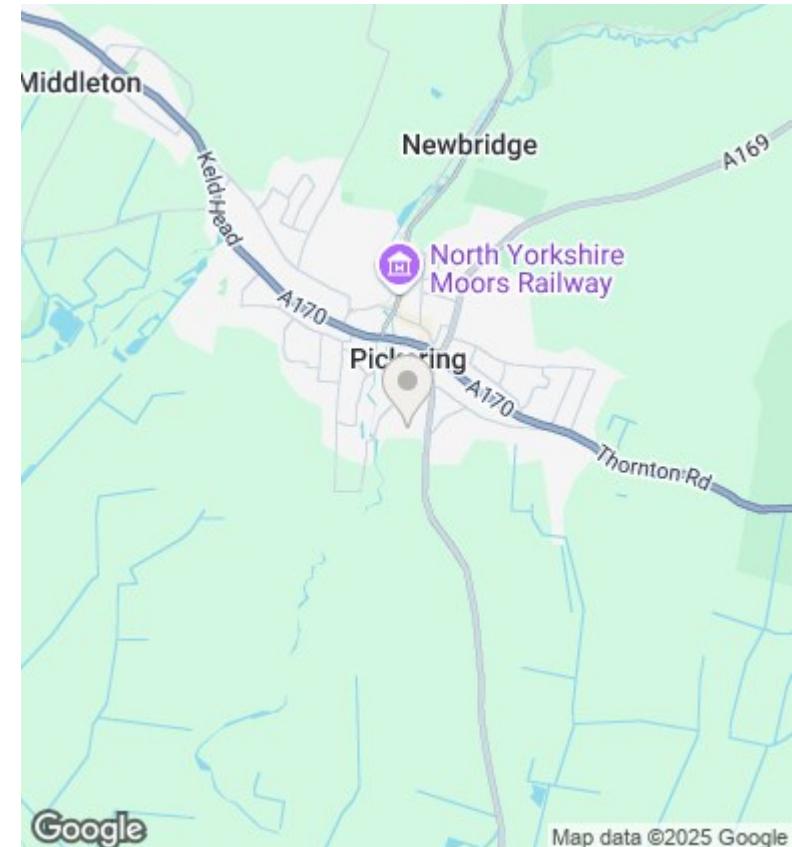
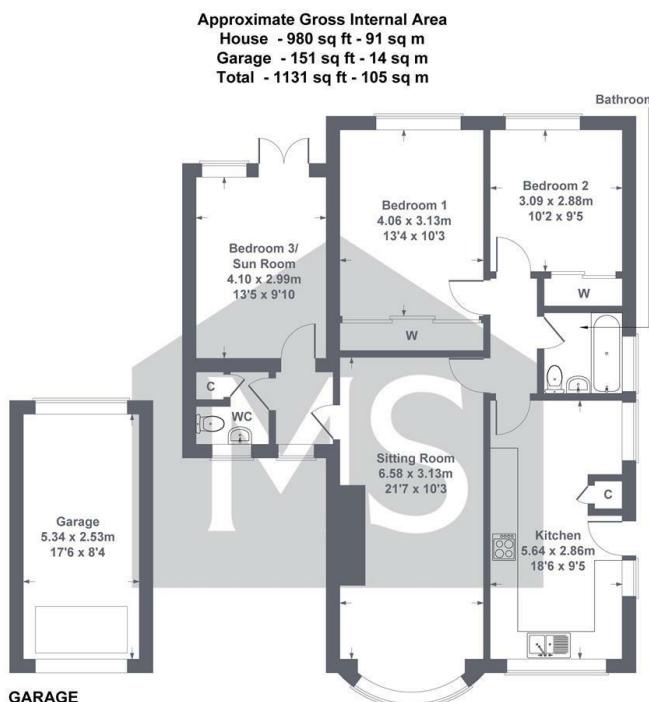
Detached Garage

Single-sized garage with power and lighting throughout, work bench,

large window to the rear, Electric roller door. There is also a car port/canopy to the front of the garage perfect for providing shelter for vehicles.







Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	89	94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	