

Peter
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ESTATE AGENTS

63, Shepherds Hill,
Ruffa Lane, Pickering,
North Yorkshire YO18 7JQ
Price Guide £200,000

www.peterillingworth.co.uk

A two bedroom semi-detached, gas fired centrally heated, sealed unit double glazed, modern home, with splendid elevated views to the south overlooking roof tops and countryside to the north. The property has an enclosed landscaped rear garden with patio, plus car standing area onto Shepherds Hill with a small garden area to the side which may lend itself to a further car standing area, subject to the appropriate consents. To the front of the property on Ruffa Lane is an open plan garden area with lawn, to the side an enclosed walled gravelled area.

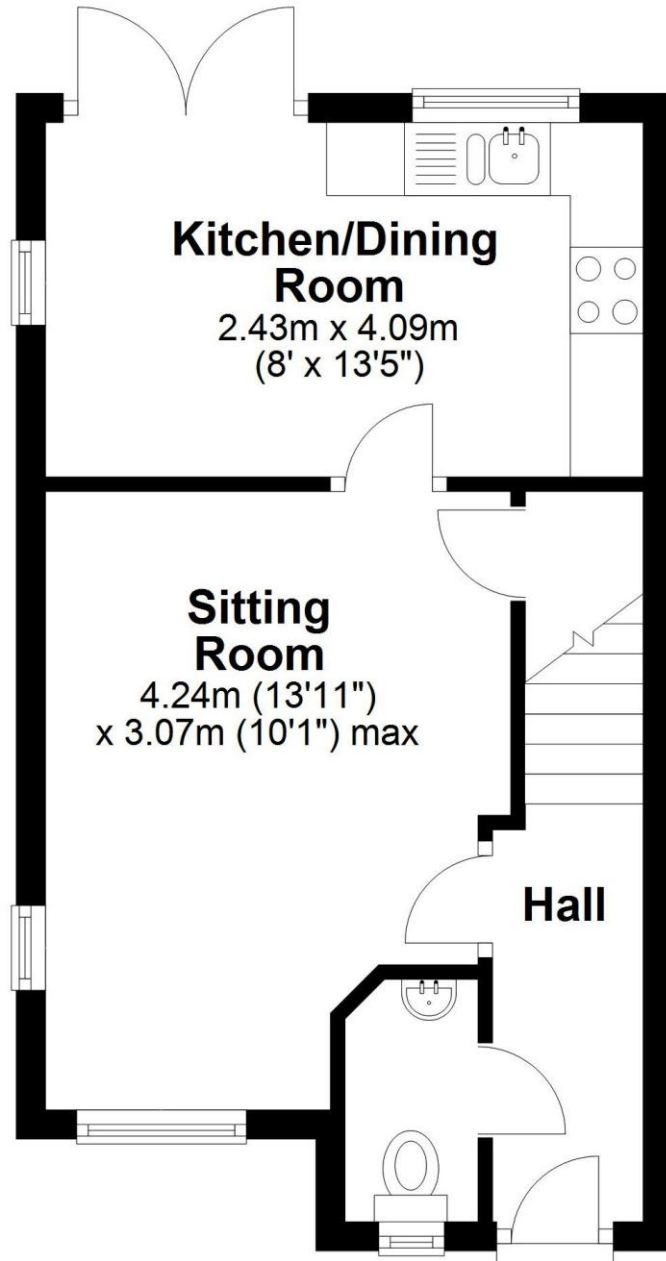
The accommodation briefly comprises: front entrance hall, cloakroom, sitting room, fitted kitchen/dining area with double doors on to the garden. First floor: landing, two bedrooms and house bathroom with shower over the bath.

Pickering has a good range of local amenities and is home to the North York Moors Railway. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable. A short distance away can be found the outstanding North York Moors National Park and the Great Dalby Forest.



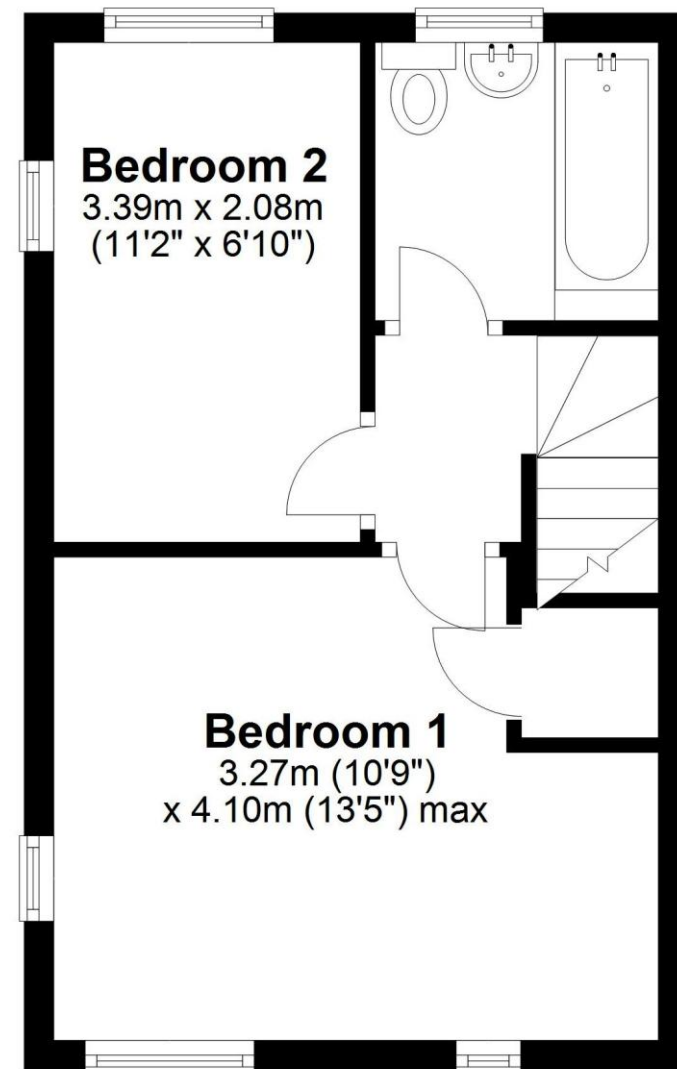
Ground Floor

Approx. 29.3 sq. metres (315.7 sq. feet)



First Floor

Approx. 27.8 sq. metres (298.8 sq. feet)



Total area: approx. 57.1 sq. metres (614.4 sq. feet)

63 Shepherds Hill, Pickering





Tenure: We understand the property to be freehold. Vacant possession will be given on completion. No onward chain.

Services: Mains water, drainage, gas and electricity are laid on.

Location: for parking and viewing, park in the parking space at the northern head of Shepherds Hill , What3words extreme.dose.headers, walk through the footway to the side of the property and round to the front door. The front of the property can be found with What3words hothouse.swarm.frail



Energy Performance Rating: Band C

Property Tax: Band B

Photography: By Peter Illingworth

Need to sell your own property? Contact Peter Illingworth on 01751 475557 for no-obligation advice.

Need advice on buying through another agent? Contact Helen Shaw on 01751 431107 for an independent inspection by an experienced Chartered Surveyor, backed up by the RICS HomeBuyer report.

Viewing: Strictly by appointment through the agents Pickering Office, Champley's Mews, Market Place, Pickering, YO18 7AE. Tel: 01751 475557



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