

Peter
illingworth
ESTATE AGENTS



7 Bursary Court, Pickering, YO18 8BF
Price Guide £449,000

www.peterillingworth.co.uk

A modern four bedroom detached, gas fired centrally heated, sealed unit double glazed family house with a fabulous view over countryside to the east from the first floor. Private lawned gardens to the front and rear with car standing and an integral garage make this into a most desirable home.

Ground floor accommodation: front entrance hall, cloakroom, sitting room, study, open plan fitted kitchen with dining area and bi-fold doors leading onto the patio, side entrance lobby/utility area.

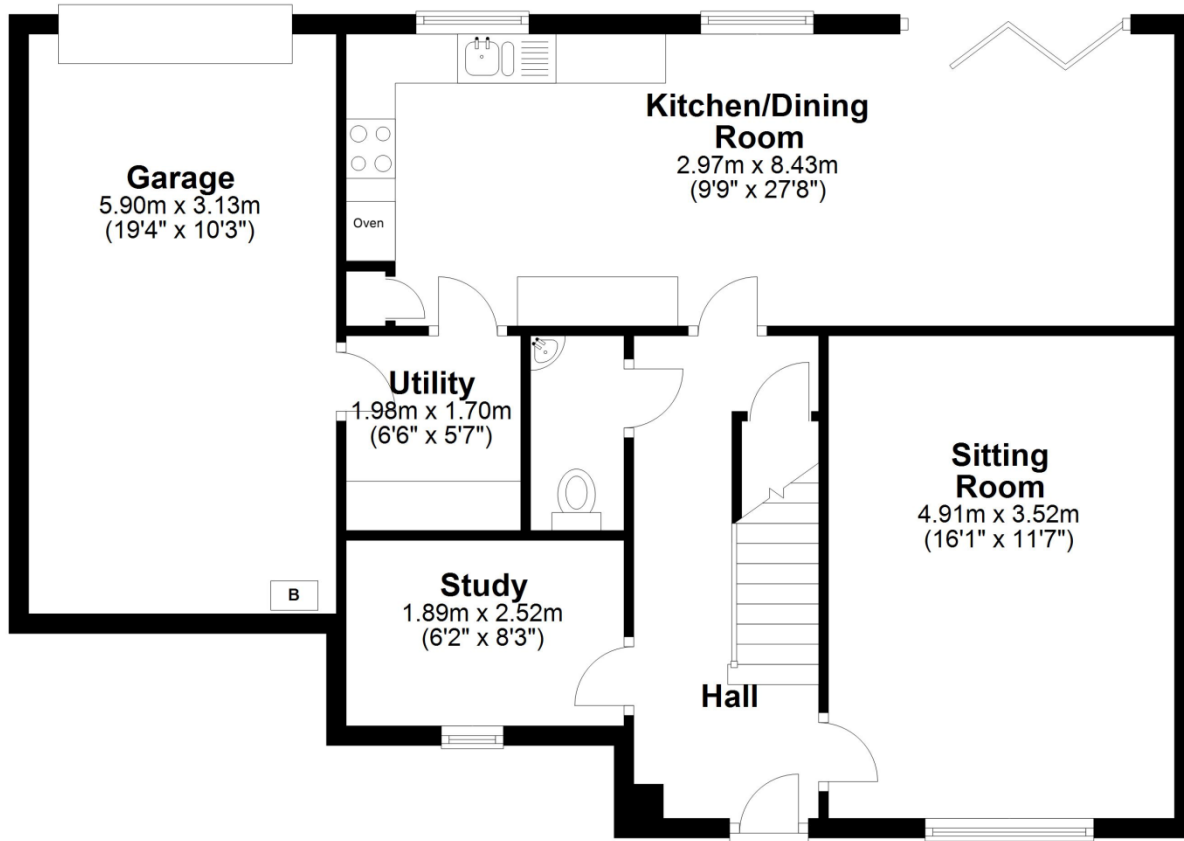
First Floor: landing, principal bedroom with ensuite shower, three further bedrooms and house bathroom.

The ancient market town of Pickering has a good range of local amenities and schools. The renowned North York Moors National Park and the Great Dalby Forest are close by. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



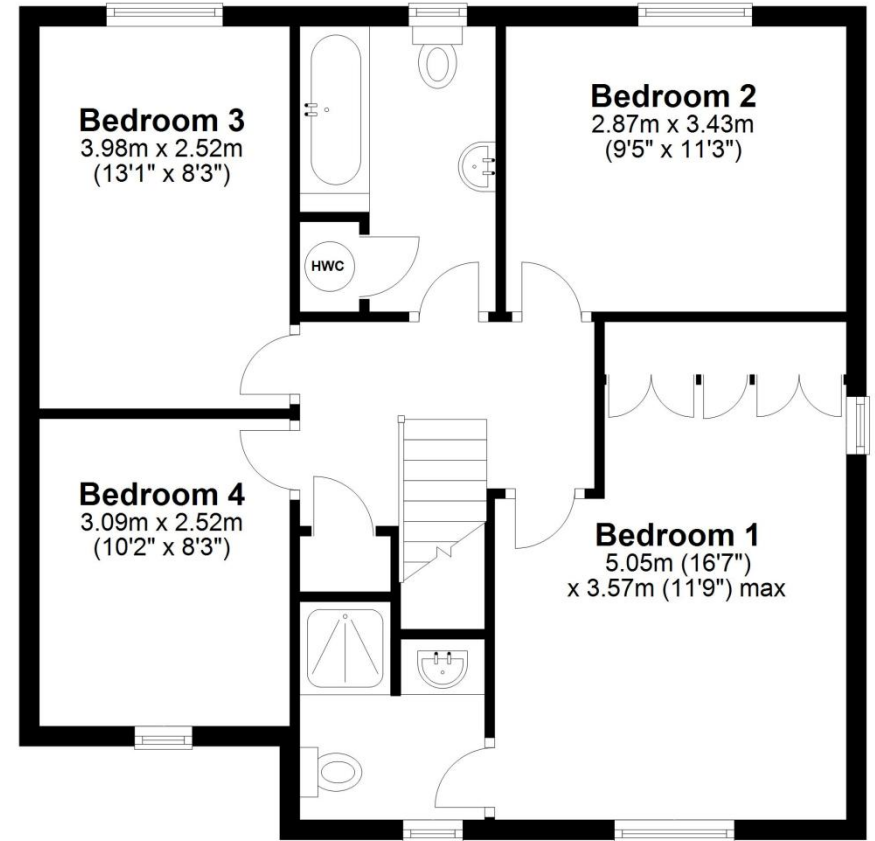
Ground Floor

Approx. 83.5 sq. metres (899.2 sq. feet)



First Floor

Approx. 62.3 sq. metres (671.0 sq. feet)



Total area: approx. 145.9 sq. metres (1570.2 sq. feet)

7 Bursary Court, Pickering





Tenure: We understand the property to be freehold. Vacant possession will be given on completion.

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

Energy Performance Rating: Band B

Property Tax: Band E

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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