



**16, Shepherds Hill
Pickering, North Yorkshire, YO18 7JQ
Price Guide £200,000**

A three bedroom semi-detached, gas fired centrally heated, sealed unit double glazed, modern family home, situated on a popular cul de sac. The property has an enclosed lawned rear garden with patio and flower bed, plus car standing area for two cars to the front and side passage leading from the front to the rear.

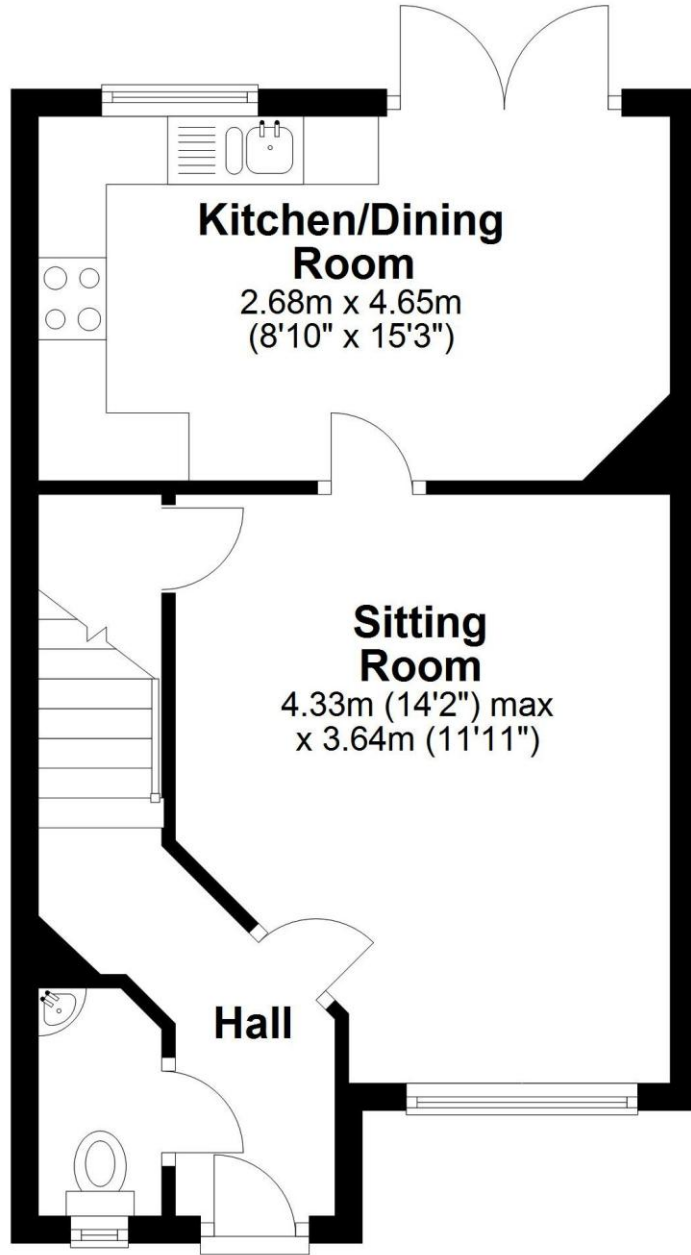
The accommodation briefly comprises: front entrance hall, cloakroom, sitting room, fitted kitchen/dining area with double doors on to the garden. First floor: landing, principal bedroom with en-suite shower, two further bedrooms and house bathroom.

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.



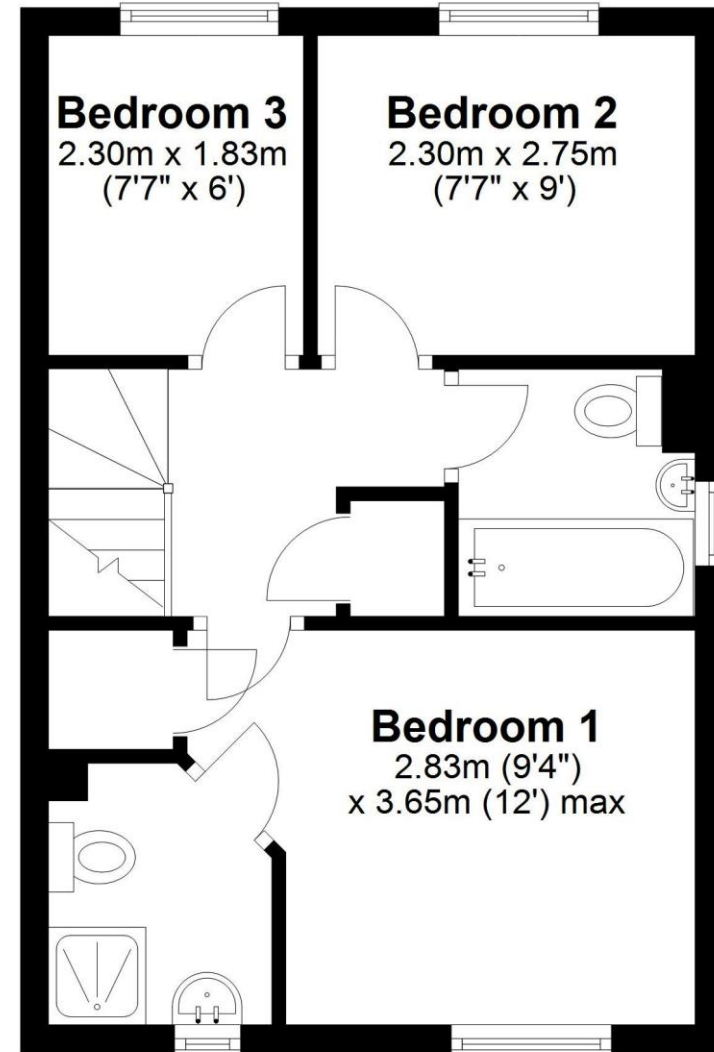
Ground Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



First Floor

Approx. 33.1 sq. metres (355.9 sq. feet)



Total area: approx. 68.3 sq. metres (734.7 sq. feet)

16 Shepherds Hill, 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.

Location: What3words///minder.currently.doubts

Energy Performance Rating: Band C

Property Tax: Band C

Photography: By Peter Illingworth

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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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