

29 POOL COURT PICKERING



A superbly renovated bungalow with stylish accommodation, newly landscaped gardens and located within a popular residential area on the fringes of the town

Entrance vestibule – kitchen with high specification units – open plan living and dining room – conservatory.

Two bedrooms – House Shower room

Attractive gardens to the front and rear with a south facing aspect over open farmland to the rear.

Ample parking and single garage.

Upvc double glazing and gas fired central heating.

GUIDE PRICE £285,000

29 Pool Court is a superbly renovated detached bungalow. The property has been thoroughly updated by the current owners to create a stylish home, with a modern open plan style of accommodation, high specification fittings throughout and an attractive, south facing, landscaped garden to the rear.

The bungalow provides 754 square feet of accommodation; entrance vestibule, kitchen with integrated appliances, which opens through to the living room with space for a large dining table and a garden room/conservatory which has French windows opening out to the garden at the rear. There are two double bedrooms and a main shower room.



The rear garden has been newly turfed and landscaped, to the side of the property lies the lengthy driveway and single garage.



Pool Court is quietly located on the south east side of town, only a short walk to the town centre. Pickering is a bustling market town, famous for its castle and steam railway, and located on the southern boundary of the North York Moors National Park and close to the heritage coastline. The town offers a wide range of amenities, including primary and secondary school, sports centre, restaurants, an array of retailers, doctor's surgery, library and the refurbished Memorial Hall arts venue.

ACCOMMODATION COMPRISES

ENTRANCE PORCH

Composite front door. Windows to two sides. Wood effect laminate floor. Door through to;

KITCHEN

4.64 m (15'3") x 2.18 m (7'2")

Stylish range of newly fitted base and wall units with butcher block style worktops incorporating a one and a half bowl sink unit with mixer tap. Integrated Indesit electric double oven.



Hot Point electric hob with extractor overhead fitted. Integrated fridge freezer. Integrated dishwasher. Automatic washing machine point. Worcester gas fired, central heating boiler set within a series of fitted floor to ceiling storage cupboards. Casement window to the side. Laminate wood floor. Vertical radiator. Open through;

LIVING/DINING ROOM

5.75 m (18'10") x 3.20 m (10'6")

Front facing sitting room with a curved bay window to the front. Wood effect laminate floor. Radiator. Television point



CONSERVATORY

3.50 m (11'4") x 2.18 m (7'1")

Upvc construction with a mono pitch translucent pitch. French windows open out onto the newly landscaped garden to the rear. Laminate wood floor.



BEDROOM ONE

4.16 m (13'8") x 2.75 m (9'0")

Casement window to the rear with an open view. Radiator.



BEDROOM TWO

3.00 m (9'10") x 2.65 m (8'8")

Casement window to the rear with an open view. Radiator.



SHOWER ROOM

2.10 m (6'11") x 1.70 m (5'7")

Fully tiled walk-in shower with dual rain head shower overhead. Low flush WC. Wash handbasin set with in a fitted vanity unit. Extractor fan. Tiled floor. Casement window to the side. Heated towel rail.



OUTSIDE

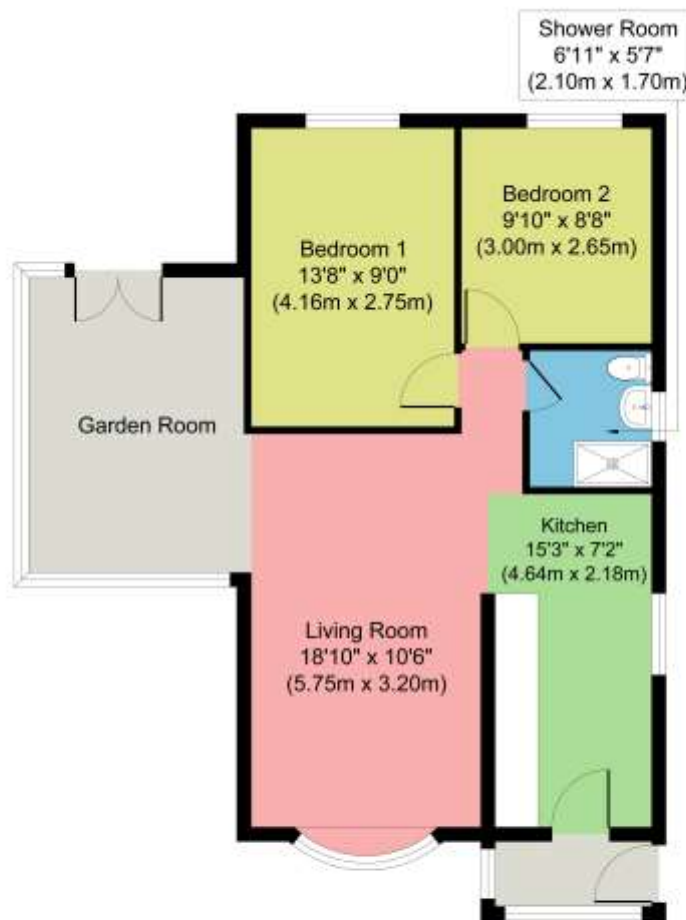
29 Pool Court stands well back from the street with a lengthy driveway running along the side and to the single garage at the rear. The garden has been newly landscaped and laid to lawn, with a stone patio area. The garden faces south and has a lovely sunny, open aspect, with views over farmland.

GARAGE

5.10 m (16'9") x 2.72 m (8'11")

Up and over door. Electric light and power.





Approximate Floor Area
754 sq. ft
(70.04 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL INFORMATION

- Services: Mains water, electricity, gas and drainage.
- Council Tax: Band C
- EPC: tbc
- Postcode: YO18 8DR
- Tenure: We understand that the property is freehold with vacant possession upon completion
- Viewing: Strictly by appointment through the agents Pickering office.

All measurements are approximate (and in the case of the buildings have been taken externally). The services as described have not been tested and cannot be guaranteed. Charges may be payable for service reconnection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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