

MOSSWOOD HAWTHORN LANE, PICKERING



A detached bungalow with attractive modern accommodation, located only a short distance from the centre of Pickering

Entrance hall, smart modern kitchen and living room with doors out to the rear.

Two double bedrooms and house bathroom

Attractive gardens to the front and rear, with a lovely south facing aspect. Detached garage

Upvc double glazing and Gas fired central heating

No Onward Chain

GUIDE PRICE £225,000

A compact detached bungalow, tucked away in an accessible part of the town, providing modern, two bedroom accommodation, low maintenance garden and grounds and a detached single garage.

Mosswood provides 636 square feet of modern, up to date accommodation which comprises the following. Entrance hall, living room and breakfast kitchen. Two double bedrooms and bathroom with shower and bath. Well presented throughout, the property has upvc double glazing and gas fired central heating.

The property stands well set back from Hawthorn Lane and has a lovely, mature cottage style garden filled with scented shrubs, flowers and well established perennials. Mosswood faces south and has a sheltered and very private garden and occupies a discreet position off Hawthorne Lane, set back with the garden between the property and the street. To the side lies a single garage, providing off street parking or useful storage.



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, public houses and an array of retailers.

ACCOMMODATION COMPRISES

ENTRANCE HALL

5.27 m (17'2") x 0.90 m (2'9") min

Fully glazed front door. Laminate floor. Radiator. Loft hatch with drop-down ladder. Airing cupboard housing hot water cylinder with slatted shelving. Fitted storage cupboard housing electric fuses.

SITTING ROOM

4.40 m (14'4") x 3.60 m (11'8")

Laminate floor. Coving. Radiator. Feature electric fire set within a stone effect fireplace. Television point. French doors leading out to the garden.



KITCHEN

2.80 m (9'1") x 2.70 m (8'8")

Range of modern fitted base and wall units with butcher block style work tops, incorporating one and a half bowl acrylic sink unit with mixer tap. Electric cooker point with electric ceramic top cooker and extractor overhead. Plumbing for a washing machine. Gas fired central heating boiler. Tiled splashbacks. Casement window to the front. Radiator. Coving. Door out to the side.



BEDROOM ONE

3.60 m (11'8") x 3.00 m (9'8")

Radiator. Coving. Casement window to the rear.



BEDROOM TWO

3.77 m (12'3") x 2.10 m (6'8")

Radiator. Casement window to the rear. Coving.



BATHROOM

2.40 m (7'8") max x 2.10 m (6'8") max

Bath with Mira Spirit shower overhead and tiled surround. Low flush WC. Pedestal wash hand basin. Casement window to the rear. Radiator. Coving.



OUTSIDE

Mosswood lies discreetly tucked away off Hawthorn Lane, with an attractive garden, planted up with very well established shrub and flower borders. Access around to the front door is along the side of the property.

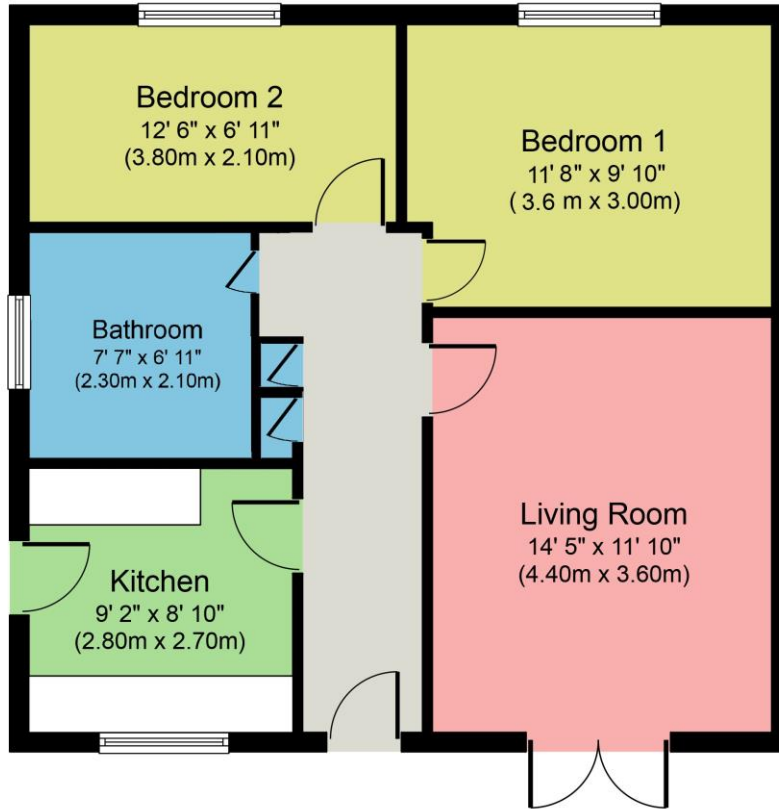
The bungalow faces due south and has an exceptionally private and sheltered garden, filled with scented shrubs, and landscaped with hard paving, making it an easy to care for area; well suited for outside entertaining. Outside water supply.

GARAGE

5.40 m(17'9") x 3.00 m(9'10")

Brick and timber single garage with metal up and over door. Electric power and light. Concrete floor. Glazed personnel door to the side.





Approximate Floor Area
636 sq. ft.
(59.1 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, gas, electricity, and drainage
 Council Tax: Band C
 Postcode: YO18 7HR
 Tenure: We understand that the property is freehold with vacant possession upon completion.
 Viewing: Strictly by appointment through the agents Pickering office
 EPC: D/61

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