

Peter
illingworth
ESTATE AGENTS

39 Kingfisher Drive, Pickering, YO18 8TA
Price Guide £215,000 to £225,000

www.peterillingworth.co.uk

A well appointed and extended gas fired centrally heated two bedroom, semi-detached home, with sealed unit double glazing occupying a corner plot in a popular location.

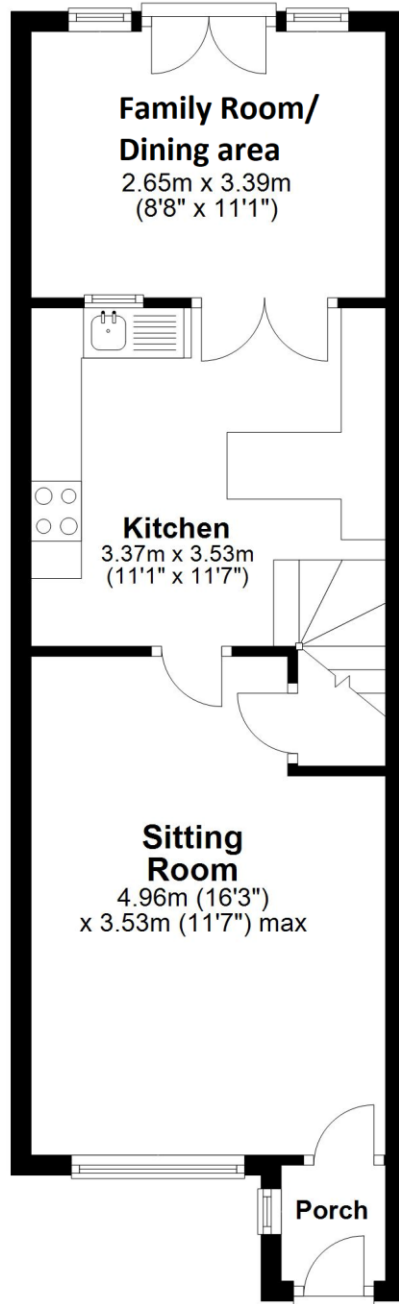
Accommodation briefly comprises: Front entrance porch, sitting room, kitchen/breakfast area, family room/dining area. First floor: Landing, two double bedrooms and house shower room. Externally: to the front, open plan hard landscaped garden area and hedge. Enclosed rear garden with artificial grass, patio and garden shed. Car standing for two cars to the northern boundary.

Pickering is a small market town on the southern boundary of the North York Moors National Park, which offers unlimited scope for outdoor activities in beautiful, unspoilt landscapes. The town has good schooling, a swimming pool and leisure centre and local shopping. The arts are catered for at the Memorial Hall and Kirk Theatre and the North York Moors Steam Railway is a considerable tourist attraction. Malton is some eight miles distant, with its railway station and link to the main line network, Scarborough and the coast approximately 17 miles and York 26 miles.



Ground Floor

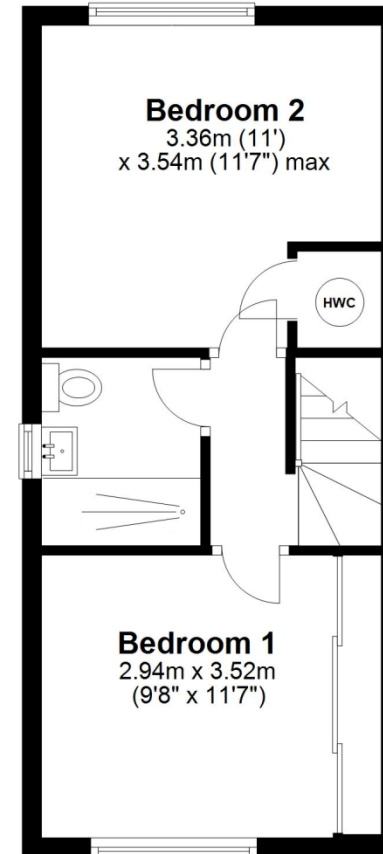
Approx. 40.5 sq. metres (435.9 sq. feet)



For illustration purposes only not to scale

First Floor

Approx. 29.7 sq. metres (320.0 sq. feet)



Total area: approx. 70.2 sq. metres (755.9 sq. feet)

39 Kingfisher Drive, 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.

Property Tax: Band B

Energy Performance Certificate: Band D

Photography: By Peter Illingworth

Location: What3words /// encoding.pipe.flats

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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