

7 BURSARY COURT PICKERING



A contemporary detached family home, providing well-proportioned and nicely presented family accommodation together with gardens front and back, off-street parking with garage and a convenient position within the town.

1,431 square feet of accommodation.

Entrance hall – cloakroom - sitting room – study – dining kitchen – utility.

Master bedroom with en-suite shower room – three further bedrooms – house bathroom

Mature gardens to the front and side

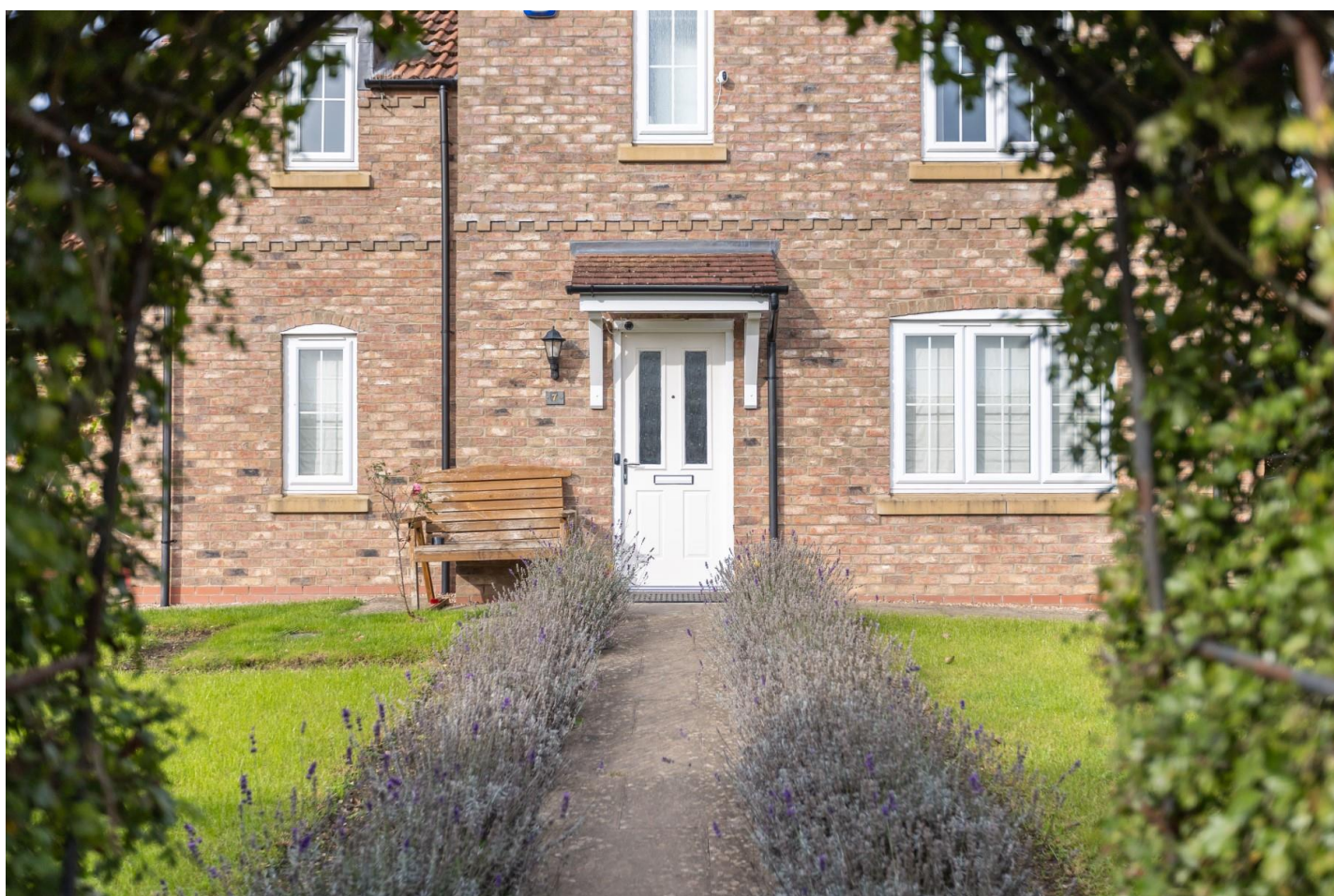
Garage. Off street parking.

OIRO £400,000

7 Bursary Court is attractive detached house, built in a traditional style from brick and tile only eight years ago by Yorvik Homes of York and finished to a good standard throughout. An ideal family home with attractive open views to the front.

Built as part of a small development of character new-builds, Number 7 occupies a pleasant position fronting onto Swainsea Lane with a pretty view to the front, over open farmland. In all the property provides over 1,400 square feet of accommodating, which has been well maintained and is well-presented throughout. In brief; entrance hall with cloakroom, front facing living room and separate study. To the rear is a large dining kitchen with stylish modern units and integrated appliances and a separate utility room.

Upstairs is a large master bedroom with fitted storage and adjoining en-suite shower room. There are three further bedrooms and the main house bathroom. three bedrooms and a house bathroom with an up-to date white suite. Mature gardens encircle the property to all sides and there is off-street parking on the driveway to the rear and within the single garage.



LOCATION

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, sport centre, restaurants, public houses and an array of retailers. Bursary Court is situated on the North West edge of town, off Swainsea Lane.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Front door with inset glazed pane. Outside light. Exposed wood floor. Radiator. Stairs to the first floor with a fitted understairs storage cupboard.



LIVING ROOM

4.91 m (16'1") x 3.52 m (11'7")

Casement window to the front elevation. Electric fire to the wall. Two radiators. Television point.



STUDY

2.52 m (8'3") x 1.89 m (6'2")

Casement window to the front. Radiator. Range of bookshelves.



CLOAKROOM

Low flush WC. Radiator. Corner basin. Extractor fan .

KITCHEN DINER

8.43 m (27'8") x 2.97 m (9'9")

Range of cream Shaker style base and wall units with a butcher block style worktop incorporating a one and a half bowl ceramic sink unit with mixer tap.



Integrated NEFF double oven. NEFF four ring gas hob with extractor overhead. Integrated dishwasher. Integrated fridge freezer. Pair of casement windows to the rear. Recessed ceiling lights. Tiled floor. Dining area with Bi-fold door which open out onto the rear garden. Pair of radiators.



UTILITY ROOM

1.96 m (6'6") x 1.70 m (5'7")

Fitted base and wall units. Automatic washing machine point. Tumble drier point. Tile floor. Internal door into the garage.

FIRST FLOOR

Radiator. Loft inspection hatch. Fitted storage.

BEDROOM ONE

5.05 m (16'7") x 3.57 m (11'9") max

Casement windows to the front and the side. Radiator. Range of fitted wardrobes.



EN-SUITE SHOWER ROOM

Walk in shower cubicle. Wash hand basin. Low flush WC. Extractor fan. Recessed ceiling lights. Electric shaver point. Casement window to the front elevation.



BEDROOM TWO

3.43 m (11'3") x 2.87 m (9'5")

Casement window to the rear elevation. Radiator.



BEDROOM THREE

3.98 m (13'1") x 2.52 m (8'3")

Casement window to the rear elevation. Radiator.



BEDROOM FOUR

3.09 m (10'2") x 2.52 m (8'3")

Casement window to the rear. Radiator.



BATHROOM

Airing cupboard housing hot water cylinder. Bath with tiled surround and with shower overhead. Low flush WC. Pedestal wash hand basin. Recessed ceiling light. Extractor fan. Casement window to the side.



OUTSIDE

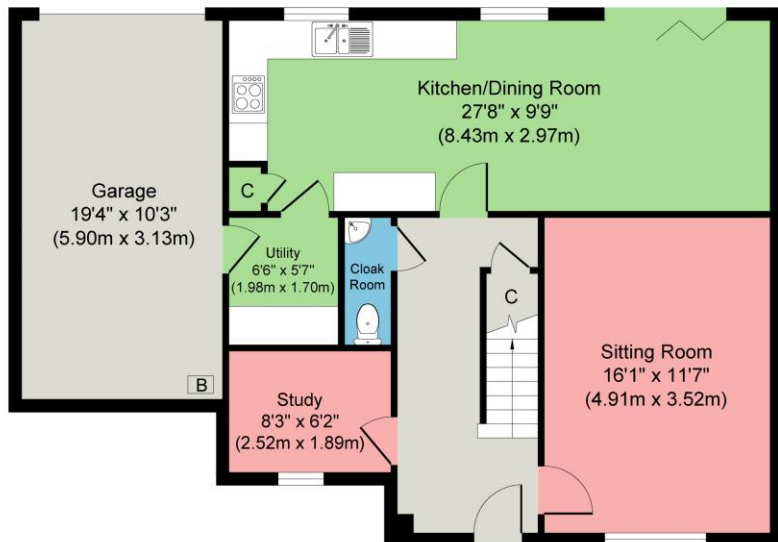
7 Bursary Court stands well back from the roadside, tucked away behind a mature hedge with an attractive lawned garden to the front. The front path is edged by lavender beds which offer a pretty and fragrant approach to the house. At the rear the garden is enclosed and private and arranged with a patio seating area, lawn and rose borders. There is off-street parking on the driveway to the side and within the integral single garage.

GARAGE

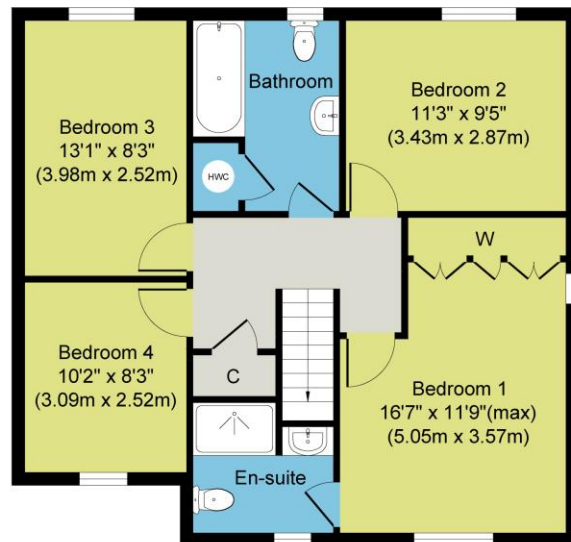
5.90 m (19'4") x 3.13 m (10'3")

Electric light and power. Up and over door.





Ground Floor
Approximate Floor Area
899 sq. ft
(83.5 sq. m)



First Floor
Approximate Floor Area
671 sq. ft
(62.3 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, drainage and electric.
- Tenure: We understand that the property is Freehold with vacant possession to be granted upon completion.
- Council Tax: E
- EPC: B/84. Potential score A/93
- Post Code: YO18 8BF
- Viewing: Strictly by appointment with the Agent's Pickering office.

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. 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 within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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