

25 GREENLANDS ROAD PICKERING



Detached family house on the outskirts of Pickering town with gardens, garage and off-street parking.

948 ft2 of accommodation comprises:

Entrance Hall - Sitting Room - Dining Kitchen.

Three Bedrooms - house Bathroom.

Gardens to the front and rear.

Lengthy driveway. Single garage. Upvc double glazing throughout.

GUIDE PRICE £210,000

25 Greenlands Road is a detached family home, with gardens, garage and parking located on the southern side of town, only a short, level walk from the centre.

The accommodation amounts to over 900 square feet and comprises; entrance hall, front facing sitting room and a generously proportioned dining kitchen. On the first floor: three bedrooms, two of which are good doubles and a refitted wet room.

The property is Upvc double glazed throughout and has gas fired central heating.

Outside to the front there is a small garden and ample parking on the paved drive to the front of the garage. At the rear is a further lawned garden.



Pickering is a busy market town on the southern boundary of the North York Moors National Park and some 25 miles north of the city of York. Greenlands Road is conveniently located only a short walk from the town centre and offers easy access to a wide range of amenities, including primary school, surgery, library, sports centre and swimming pool. Convenient also for the surrounding countryside; the neighbouring North York Moors National Park to the north and the Heritage Coastline to the east.

ACCOMMODATION COMPRISES

ENTRANCE HALL

2.46 m(8'1") x 1.20 m(3'11")

Upvc front door with inset glazed pane. Radiator. Stairs to the First Floor.

SITTING ROOM

4.70 m(15'5") x 3.20 m(10'6")

Curved bay window to the front. Fireplace with gas point. Television point. Radiator. Telephone point.



DINING KITCHEN

4.52 m(14'10") x 3.30 m(10'10")

Range of fitted base and wall units with tiled splashbacks. Gas cooker point. Extractor fan overhead. Automatic washing machine point. Pair of casement windows to the rear. Understairs storage cupboard housing electric fuses. Upvc door opening out to the side.



FIRST FLOOR

LANDING

Central heating boiler situated in the airing cupboard. Casement window to the side. Loft access point.

BEDROOM ONE

4.50 m(14'9") x 2.67 m(8'9")

Casement window to the front. Radiator. Range of mirror fronted fitted wardrobes.



BEDROOM TWO

3.50 m(11'6") x 2.67 m(8'9")

Upvc casement window to the rear. Radiator.



BEDROOM THREE

3.00 m(9'10") max x 1.78 m(5'10") max

Upvc casement window to the front. Radiator.

WETROOM

2.00 m(6'7") x 1.80 m(5'11")

Shower area with a fully tiled surround. Low flush WC. Wash hand basin. Extractor fan. Upvc casement window to the rear. Radiator.



OUTSIDE

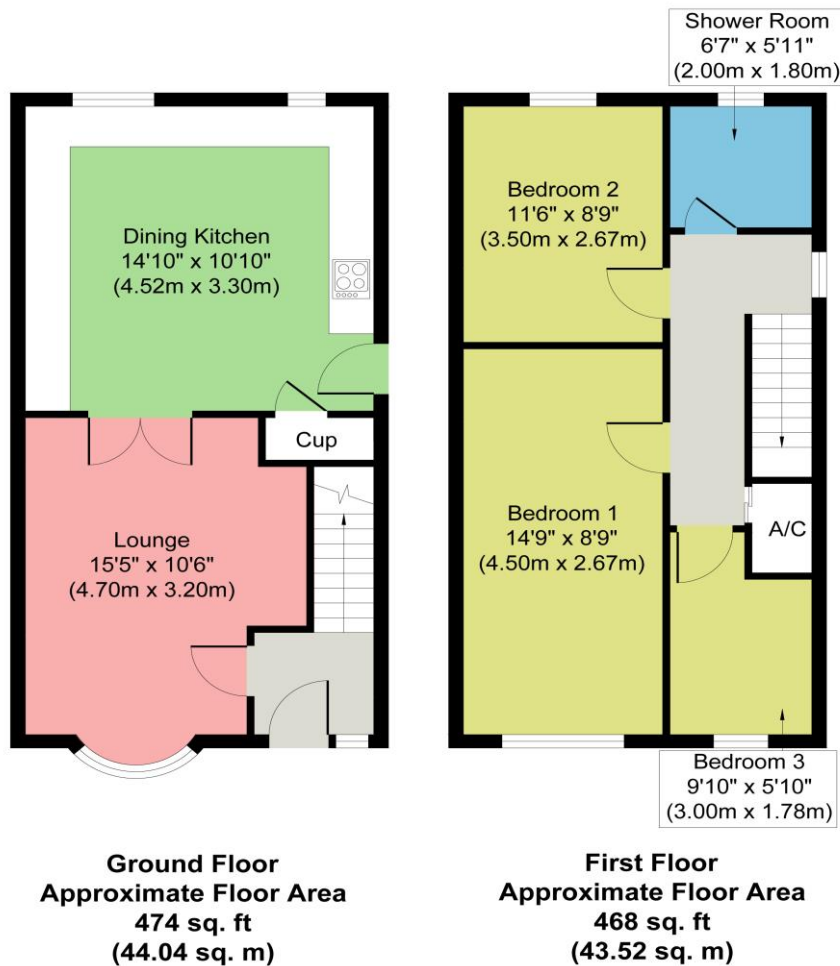
25 Greenlands Road has a neat lawned garden to its front, set back behind a fence. A lengthy paved drive runs to the side to the single garage with a further lawned garden to the rear.



GARAGE

5.40 m(17'9") x 2.40 m(7'10")

Metal up and over door. Electric light and power. Personnel door to the side.



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 drainage, gas and electricity.
 Council Tax: Band C.
 Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
 Viewing: Strictly by appointment with the Agent's Pickering office.
 Postcode: YO18 8BQ

ADDITIONAL INFORMATION

Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is given as an approximate guide. The services as described have not been tested and cannot be guaranteed. 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.

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