

## UNIT 1 THE COURTYARD WILTON, PICKERING



**A SPACIOUS & VERSATILE THREE BEDROOM PROPERTY FORMING PART OF AN EXCLUSIVE NEW DEVELOPMENT OF SEVEN PROPERTIES, EACH TO BE FINISHED TO AN EXCELLENT STANDARD, WITH EASY TO CARE FOR GARDENS, & DRIVEWAY PARKING.**

**GUIDE PRICE £425,000**

## **THE DEVELOPMENT**

An exclusive development by Yorkshire based Tri-Core Developments, comprising seven, highly individual properties which combine a traditional aesthetic with contemporary design an exceptional attention to detail, high levels of energy efficiency and a wonderfully stylish finish.

Air source central heating with underfloor throughout the ground floors and radiators upstairs. Windows and doors will be UPVC composite and finished in cream throughout. Kitchens to be fitted with quartz worktops and integrated Bosch appliances.

## **LOCATION**

Wilton is an attractive and peaceful rural village, lying only three miles from the picturesque village of Thornton-le-dale; a famously picturesque village with a good range of local amenities. The historic market town of Pickering is only six miles away whilst Yorkshire Food Capital of Malton is only 10 miles distant.

Wilton is wonderfully situated to take in the best that the area has to offer with moors and coast all within striking distance.

The entrance to the development is identified by our For Sale board.

## **UNIT ONE**

Situated directly at the head of The Courtyard, Unit 1 is an attractive conversion and re-build in stone and under a pantile roof. The property provides versatile accommodation of 1,418 square feet arranged over one floor, creating an easy flow of single storey accommodation.

The rooms all look out onto a sheltered, west facing courtyard garden with three sets of sliding doors flooding the property with light.

Externally there is parking for two vehicles on the paved and gravelled, private parking area,

## **ACCOMMODATION**

ENTRANCE HALL  
LIVING ROOM  
DINING KITCHEN  
UTILITY ROOM  
CLOAKROOM  
BEDROOM 1  
BEDROOM 2  
STUDY/BEDROOM 3







The photos above show the interiors to Unit 4, which is the show home and are examples of the styles of finishes available for the property. Contact Cundalls to arrange

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.



**Ground Floor**

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.  
 Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)