

UNIT 6, THE COURTYARD WILTON



Newly constructed mid terrace cottage, providing over 770 square feet of accommodation, garden to the rear and private parking .

Stylish accommodation, newly finished to a high standard throughout.

Open plan dining kitchen with living room to the rear – cloakroom

Master bedroom with en-suite shower room – bedroom two – house bathroom

Private off-street parking

West facing garden

NO ONWARD CHAIN

GUIDE PRICE £240,000

A newly completed mid terrace cottage, forming the central portion of this contemporary take on a traditional Dutch barn design.

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.

Unit 6 is situated within a unique new build, designed to look like a Dutch Barn, with a nod to the sites heritage, each property is clad in red cedar and with anthracite aluminium doors and windows.



Air source central heating with underfloor throughout the ground floors and radiators upstairs. Attractive contemporary finishings to the bathroom and kitchens

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

ACCOMMODATION COMPRISES

KITCHEN

8.70 m (28'5") x 4.20 m (13'7")

Overall measurement to include the dining and living rooms.

Composite front door to the front which opens into the kitchen. A stylish range of matching base and wall units incorporating an inset ceramic sink unit with mixer tap. Integrated electric oven with matching hob and extractor overhead. Integrated fridge freezer. Integrated washing

machine. Dishwasher point. Casement window to the front. Recessed ceiling lights. Wood effect flooring. Stairs to the first floor.



LIVING & DINING AREA

Bi-fold doors opening out onto the west facing garden. Television point.



CLOAKROOM

1.80 m (5'9") x 0.80 m (2'6")

Low flush WC. Wash hand basin set into a vanity unit. Extractor fan. Wood effect flooring.

FIRST FLOOR

MASTER BEDROOM

4.22 m (13'8") max x 3.80 m (12'4")

Full height window to the rear, affording a wonderful far reaching view. Pair of radiators.



EN-SUITE SHOWER ROOM

2.74 m (8'9") x 1.18 m (3'8")

A stylish shower room with gold hardware; dual rain head shower. Low flush WC. Wash hand basin set into a vanity unit. Vertical radiator. Extractor fan.



BEDROOM TWO

4.22 m (13'8") x 2.40 m (7'8") max

Pair of full height windows to the front elevation. Radiator.



BATHROOM

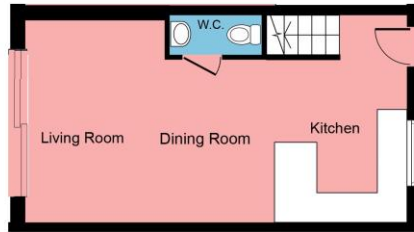
1.94 m (6'3") x 1.68 m (5'5")

Bath with dual head shower overhead. Low flush WC. Wall hung basin with fitted storage. Vertical towel radiator. Tiled walls. Tiled floor. Extractor fan.

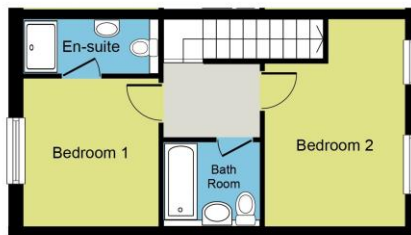
OUTSIDE

West facing rear garden, enclosed to all sides and affording shelter and privacy. Off street private parking to the front.





Ground Floor



First 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.

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GENERAL INFORMATION

- Services: Mains water, drainage and electricity. Central heating is via air source heating.
 Council Tax: Band TBC
 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 7JY

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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