

Peter  
**illingworth**  
ESTATE AGENTS

**8, Woodlands Park  
Pickering, North Yorkshire, YO18 7AH  
Price Guide £395,000**

[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)

A delightfully presented and sympathetically extended modern centrally heated, sealed unit double glazed three/ four bedroom detached family home with the addition of a luxury fitted kitchen/dining area with lantern roof. An ideal home for entertaining with double doors leading from the sitting room as well as the kitchen/ breakfast area onto a wonderful expanse of Indian paved patio.

Ground floor accommodation briefly comprises: Front entrance hall, cloakroom, open plan sitting room, playroom/ bed 4/home office, open plan fitted kitchen/dining area, utility room, study/reduced size garage. First floor: Galleried landing, principal bedroom with en-suite shower room, two further bedrooms, house bathroom with shower over bath.

Externally to the front is a car standing area, situated close by is a dedicated car park with free parking with generous sized car standing spaces. Directly to the North is a substantial green open space with play park.

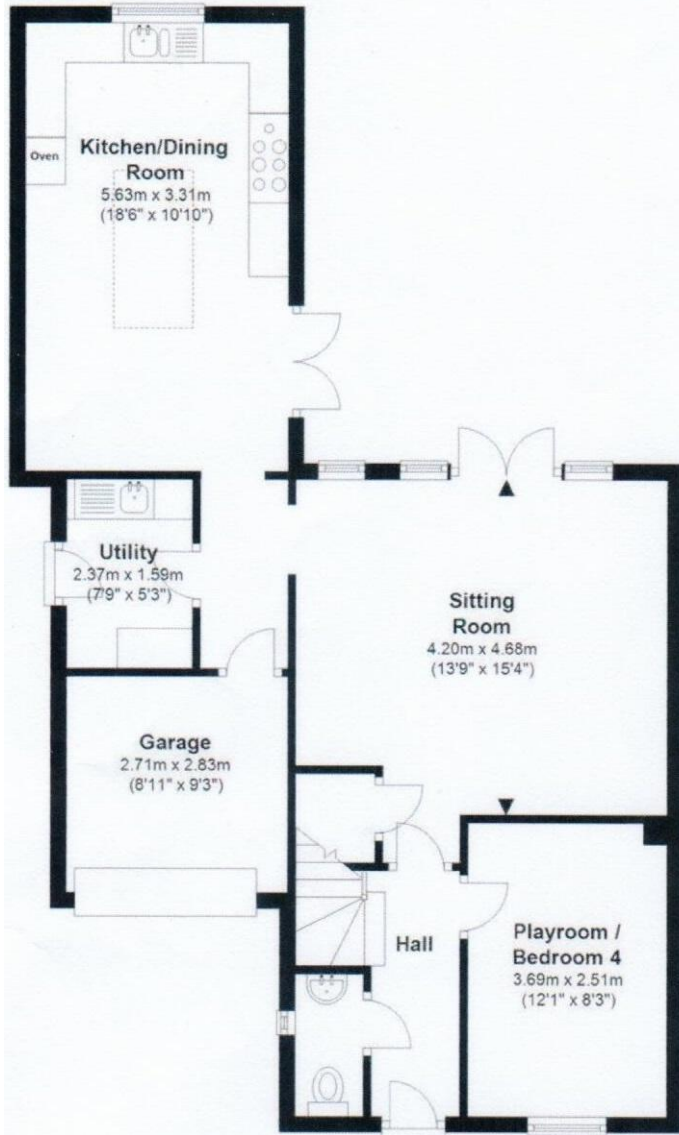
Situated in a much sought after area of Pickering, yet still within walking distance of town centre amenities.

Pickering is the home of the North York Moors Railway and is ideally placed to enjoy the renowned North York Moors National Park that is located close by. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



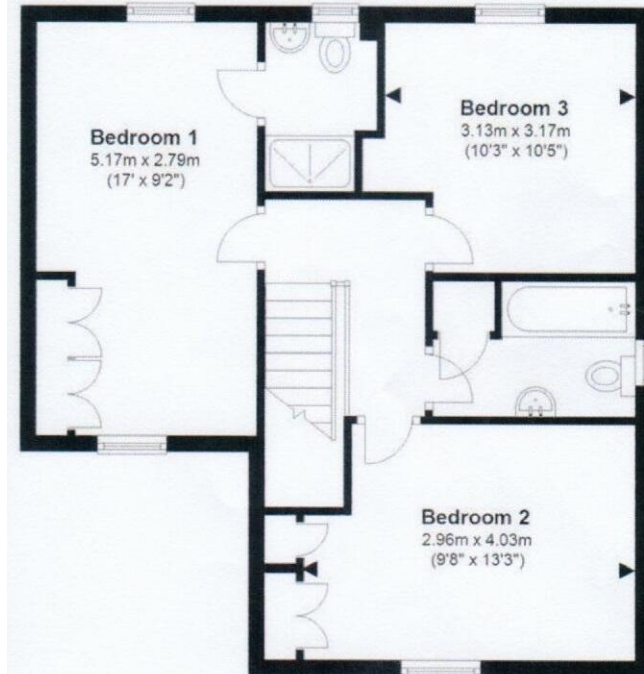
### Ground Floor

Approx. 71.2 sq. metres (766.8 sq. feet)



### First Floor

Approx. 52.3 sq. metres (563.1 sq. feet)



Total area: approx. 123.6 sq. metres (1329.9 sq. feet)

8 Woodlands Park, Pickering

For illustration purposes only not to scale





**Tenure:** We understand the property to be freehold. Vacant possession will be given on completion.

**Services:** Mains water, drainage and electricity are laid on. Gas fired centrally heated.

**Energy performance certificate:** Band C

**Property tax:** Band D

**Viewing:** Strictly by appointment through the agents Pickering Office, Champley's Mews, Market Place, Pickering, YO18 7AE. Tel: 01751 475557

**Need advice on buying through another agent?** Contact Peter Illingworth on 01751 475557 to discuss how we can give you the comfort of many years of our expertise, in representing clients in the purchase of their next home.



[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)

16 Market Place, Kirkbymoorside, York, YO62 6DA  
T. 01751 431107  
E. [kirkbymoorside@peterillingworth.co.uk](mailto:kirkbymoorside@peterillingworth.co.uk)

Champley's Mews, Market Place, Pickering, North Yorkshire, YO18 7AE  
T. 01751 475557  
E. [pickering@peterillingworth.co.uk](mailto:pickering@peterillingworth.co.uk)

Cashel House, 15 Thyer Street, London W1U 3JT  
T. 0870 1127099  
E. [info@mayfair.co.uk](mailto:info@mayfair.co.uk) W. [www.mayfairoffice.co.uk](http://www.mayfairoffice.co.uk)



**Important Notice:**  
Peter Illingworth Estate Agents for themselves and for the Vendors or Lessors of this property, whose agents they are; give notice that:  
i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;  
ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representatives of fact but must satisfy themselves,

by inspection or otherwise, as to the correctness of each of them;  
iii) no person in the employment of Peter Illingworth Estate Agents has any authority to make or give any representation or warranty given whether by Peter Illingworth Estate Agents and Associates or the Vendors or the Lessors of this property.  
It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer. The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.