



8 Keepersgate
Pickering, YO18 7EZ
Price Guide £295,000

A uniquely situated, well presented, double fronted, two bedroom semi-detached, sealed unit double glazed bungalow, offering an enviable location, tucked away yet only a short walk from the town centre. The property has been designed for easy maintenance with manageable hard landscaped front and rear gardens, the private rear garden can be particularly enjoyed from the garden room. A garage, car port with brick set car standing area come with the property as well as a utility room.

Accommodation briefly comprises: Front entrance hall, sitting room, fitted kitchen, open plan garden room/dining area, utility room, two bedrooms, integral garage.

Early inspection is highly recommended to avoid disappointment.

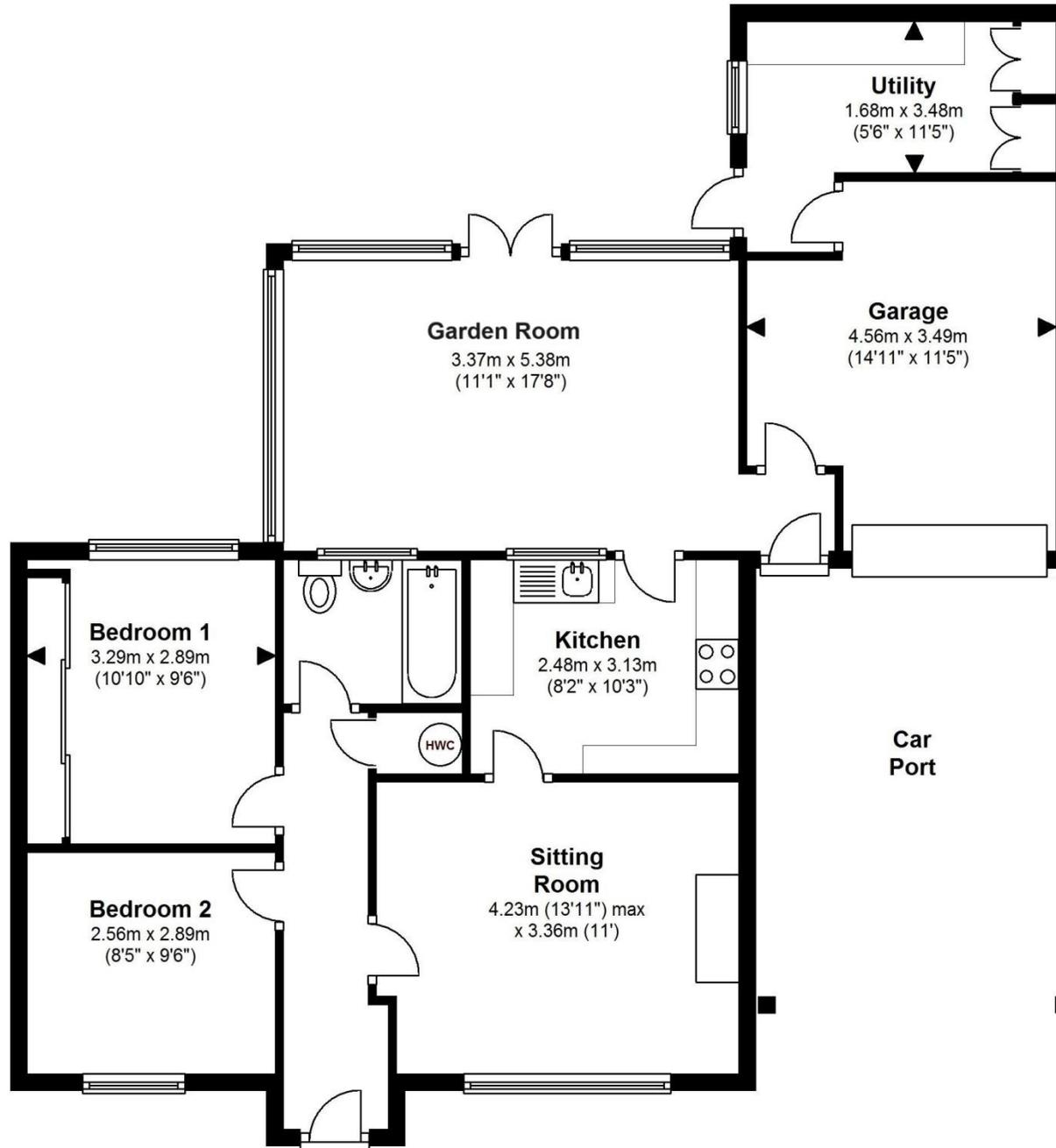
Pickering has a good range of amenities, as well as being home to the North York Moors Railway. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.

Vendors view: "I absolutely love this bungalow and I will be saddened to say goodbye to it".



Ground Floor

Approx. 91.2 sq. metres (981.9 sq. feet)



Total area: approx. 91.2 sq. metres (981.9 sq. feet)

8 Keepersgate, 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. Sunflow electric heating. Solar panels.

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

16 Market Place, Kirkbymoorside, York, YO62 6DA
T. 01751 431107
E. kirkbymoorside@peterillingworth.co.uk

Champley's Mews, Market Place, Pickering, North Yorkshire, YO18 7AE
T. 01751 475557
E. pickering@peterillingworth.co.uk

Cashel House, 15 Thyer Street, London W1U 3JT
T. 0870 1127099
E. info@mayfair.co.uk W. www.mayfairoffice.co.uk

MAYFAIR
office.co.uk

NAEA
National Association of
Estate Agents

TheMarket.com

The Property
Ombudsman
Tribunal

Important Notice:

Peter Illingworth Estate Agents for themselves and for the Vendors or Lessors of this property, whose agents they are; give notice that:

- 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;
- 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;

- 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.