

Peter  
**illingworth**  
ESTATE AGENTS



**112, Whitfield Avenue, Pickering, YO18 7HY**  
**Price Guide £205,000**

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A two bedroomed, gas fired centrally heated, double glazed, semi-detached chalet style house with the addition of a conservatory. The property has the benefit of generous off street parking, garage, enclosed lawned garden to the rear of the property with garden shed.

Accommodation briefly comprises:

Ground floor: Entrance hall, sitting room, kitchen/dining area and conservatory.

First floor: Landing, two bedrooms and adapted house shower room.

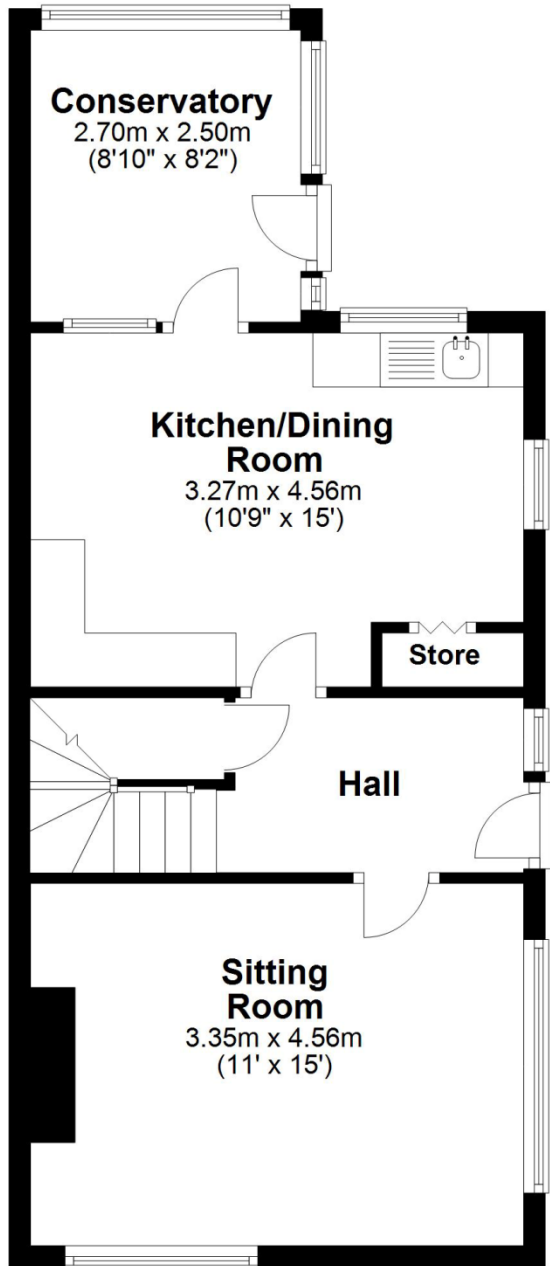
Pickering has a good range of amenities, as well as being home to the North York Moors Railway. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.

Vendors view: "We will miss this property as it holds many happy memories, but the time has now come to move to a single storey dwelling".



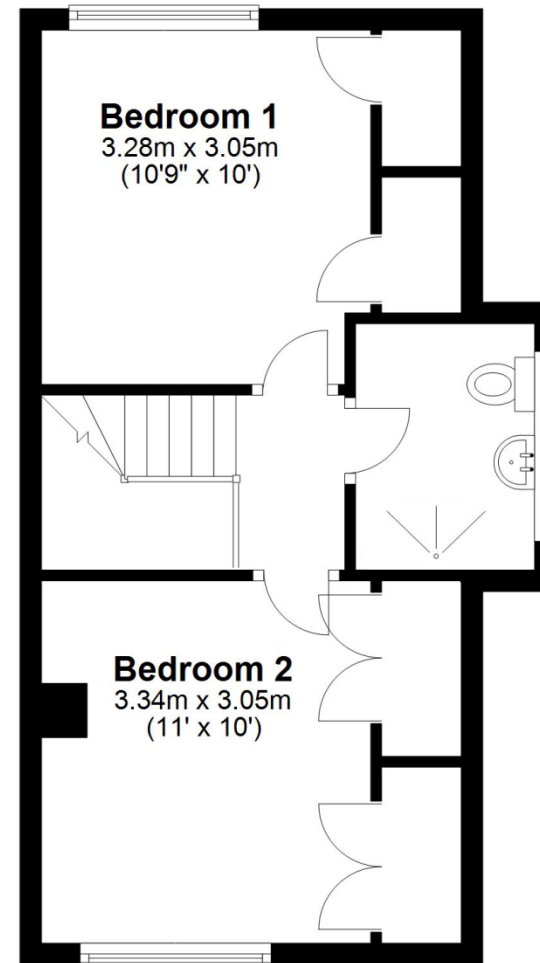
## Ground Floor

Approx. 45.5 sq. metres (489.6 sq. feet)



## First Floor

Approx. 34.3 sq. metres (369.3 sq. feet)



Total area: approx. 79.8 sq. metres (858.9 sq. feet)

**112 Whitfield Avenue, Pickering**

For illustration purposes only not to scale



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

**Note:** Please note this property has a stairlift.

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

**Energy performance certificate:** Band D

**Property tax:** Band B

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

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