



## 7 Town End Close | Pickering. YO18 8JB

7, Town End Close is an attractive three bedroom semi-detached home situated towards the Eastern periphery of this pleasant market town.

The accommodation offers sitting room, fitted kitchen and conservatory on the ground floor with three bedrooms and bathroom on the first floor. Externally there are gardens to the

front and rear with carport to the side and further driveway parking. Town End Close is within walking distance of the town centre and all the local facilities and recreational amenities which are available.



**Guide Price £215,000**

**BoultonCooper**

**BC**  
Est. 1804

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## Accommodation Comprises

### Entrance Door

Leads to:

### Entrance Porch

With coving to ceiling, double glazed window to the front elevation, door leading to sitting room.

### Sitting Room

With marble effect back and hearth, wooden surround inset coal effect gas fire, coving to ceiling, central heating radiator, laminate flooring, stairs to first floor landing, door to kitchen.

### Kitchen

Comprising single drainer sink unit with mixer tap over set within rolled edge work surfaces, further

wall and base units incorporating drawer compartments with complimentary tiled splash backs, space for cooker, extractor fan over, plumbing for automatic washing machine, space for dishwasher, coving to ceiling, central heating radiator, usefull under stairs storage cupboard, tiled flooring, double glazed window to the rear elevation.

### Conservatory

With brick base, tiled window sills, double glazed windows, double glazed french doors leading into the rear garden, tiled flooring, wall mounted electric heater,

### First floor

### Landing

With central heating radiator, coving to ceiling, overstairs cupboard with storage.



### Bedroom One

With double glazed window to the rear elevation, central heating radiator.

### Bedroom Two

With double glazed window to the front elevation, coving to ceiling, central heating radiator.

### Study/Bedroom Three

With laminate flooring, double glazed window to the front elevation, central heating radiator, access to roof space.

### Bathroom

Comprising panelled bath, shower unit over, vanity unit with inset wash hand basin and cupboards below, low flush w.c., wall tiling, double glazed window to the rear elevation, coving to ceiling, chrome ladder style heated towel rail, tiled flooring.

### Outside

Front garden with laid lawn, long block paved driveway to the side leading to CARPORT. Gate leading to rear garden with patio area, laid lawn and borders.

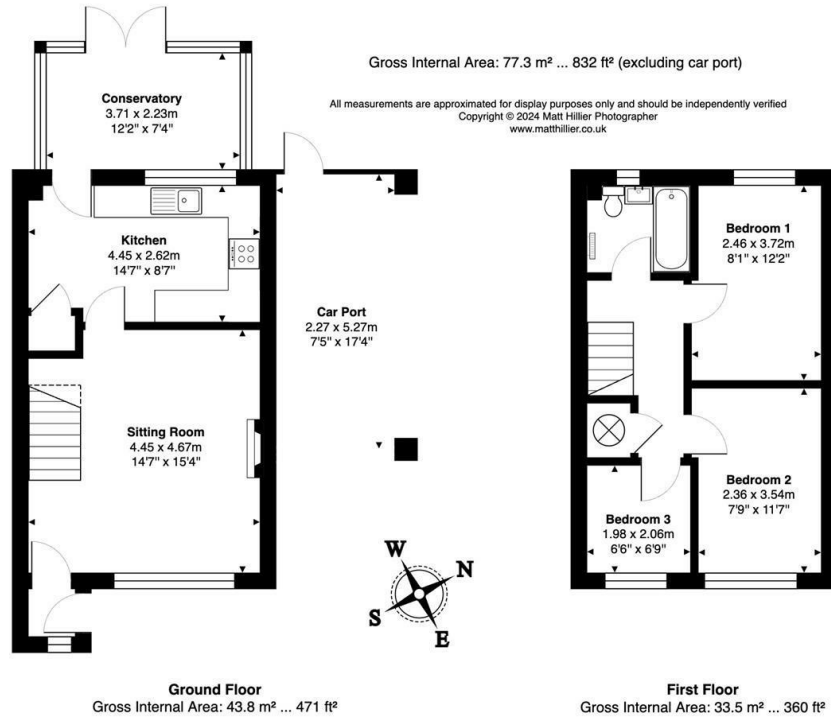
### Services

Mains electricity, gas, water and drainage are connected.



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### VIEWING

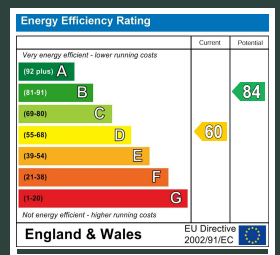
By telephone appointment with the Agents, Pickering Office. Tel: 01751 472724.

### COUNCIL TAX BAND

C

### ENERGY PERFORMANCE RATING

D



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