



## 11 Spire View | Pickering, YO18 7DE

11 Spire View is a well presented end terrace town house situated in this exclusive development having a favourable position being built and fitted to an extremely high specification on a gated site. Comprising; reception hallway, sitting room with large feature window, inner hallway, shower room, dining kitchen with doors opening onto the outside, first floor; landing, master bedroom with wardrobes and ensuite bathroom and balcony overlooking the

attractive communal gardens and a guest bedroom. Within the complex there is a resident swimming pool and guest accommodation, communal orangery, attractive communal gardens, allocated under cover parking with secure storage plus additional guest parking. The property benefits from underfloor zoned gas fired heating system and double glazing.



**Guide Price £235,000**

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## Accommodation Comprises

### Entrance Door

Leads to:

### Entrance Hallway

With built in cupboard with underflooring heating unit.

### Sitting Room

With large feature window to the front overlooking the pretty communal gardens, downlighting.

### Inner hallway

With useful utility cupboard having space for washing machine, tumble drier and shelving.

### Shower Room

With tiled flooring and partial wall tiling, shower cubicle with shower

unit, wash hand basin, low flush w.c., extractor fan.

### Kitchen/Dining Room

Comprising single drainer sink unit with mixer tap over, work surfaces and splash backs, wall and base units incorporating drawer compartments, built in oven, four ring hob with extractor fan over, built in fridge freezer, dishwasher, tiled flooring, double glazed window to the rear elevation and velux roof lights and doors leading to outside.

### First Floor

#### Landing

With door to balcony and doors to bedrooms.

#### Balcony

With views over communal gardens.



### Master Bedroom

With two double glazed windows to the front elevation and additional small window, door to balcony, fitted wardrobes.

### EnSuite Bathroom

Comprising shower cubicle with shower unit being tiled, tile panelled bath, wash hand basin, low flush w.c., tiled splash backs, tiled flooring, downlighting, skylight, chrome heated towel rail.

### Bedroom Two

Two double glazed skylight windows.

### Services

Electricity, water, and drainage are connected.

Underfloor heating throughout the property which is communal gas fired system.

### Tenure

The property is commonhold with a monthly charge of £380.00

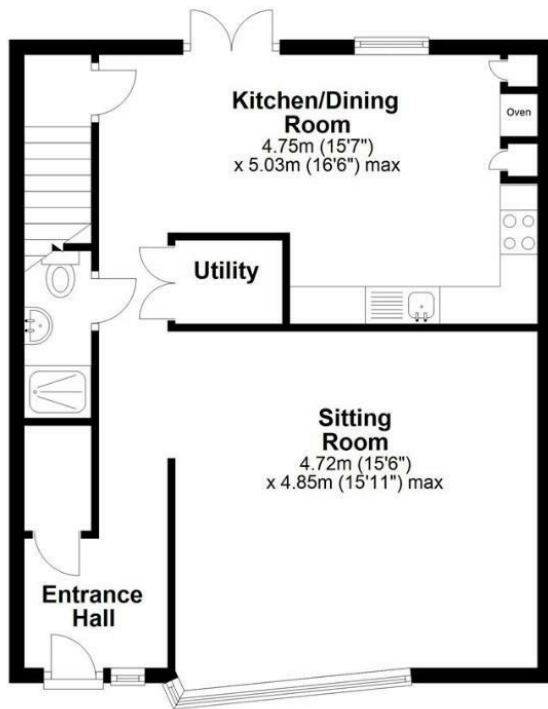
Communal areas within a secure site, gated, cctv and intercom, resident lifts, resident swimming pool, guest accommodation, orangery and gardens, allocated undercover parking space and secure storage, plus additional guest parking.

Each property has an individual outside storage unit and a carport.

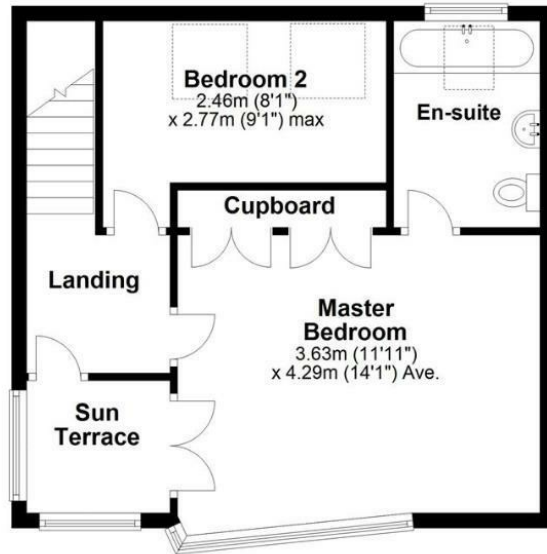


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Ground Floor



First Floor



## VIEWING

Strictly by appointment with the agents

## COUNCIL TAX BAND

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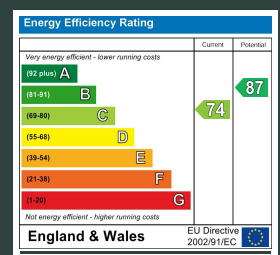
## ENERGY PERFORMANCE RATING

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**BC**  
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