



## 61 Littledale | Pickering, YO18 8PS

Situated in this popular residential area of Pickering this detached family home offers spacious and well appointed accommodation throughout together with good size mature rear garden and garage.

The accommodation comprises Entrance Hall, light and airy sitting room with bay window and doors leading into the garden, dining room, kitchen and cloakroom. To the first floor there are four bedrooms and a large family

bathroom with pedestal bath and separate shower cubicle.

To the outside, front garden laid to lawn with driveway and garage. Landscaped gardens to the rear with seating area and mature planting.

Pickering is a popular market town set on the edge of the North York Moors National Park and offers a wide variety of shopping and leisure facilities together with junior and senior schools within walking distance of this property.



**Guide Price £375,000**



# 61 Littledale | Pickering



## Accommodation Comprises

### Entrance door

Leads to :

### Reception Hallway

With stairs to first floor landing.

### Dining Room

12'1" x 9'6" (3.68m x 2.90m)

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

### Fitted Kitchen

15'2" x 9'10" (4.62m x 3.00m)

Comprising Belfast sink with mixer tap over and rolled edge work surfaces, wall and base units incorporating drawer compartments, display cabinets, space for cooker, built in fridge freezer and dishwasher, wine rack, display shelving. Tiled splash backs, double glazed window to the rear elevation, tiled flooring, central heating radiator.

### Rear Lobby

Tiled flooring, built in cupboard and door to outside, central heating radiator and partial wall boarding.

### Cloakroom

With low flush w.c, wash hand basin with mixer tap over and cupboards below, partial wall boarding, extractor fan.

### Sitting Room

21'7" x 10'11" (6.58m x 3.33m)

With double glazed bay window to the front elevation with patio doors opening into the rear garden, two central heating radiators, feature fireplace with marble effect back and hearth and mantle, electric fire and coving to ceiling.

### First Floor

### Landing

Access to roof space.



### Bedroom One

12' x 11'1" (3.66m x 3.38m)

With double glazed window to the front elevation, central heating radiator, built in wardrobe with cupboards above, fitted wardrobes with hanging space and drawers below, coving to ceiling.

### Bedroom Two

12' 9'8" (3.66m 2.95m)

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

### Bedroom Three

15'2" x 7'6" (4.62m x 2.29m)

Double glazed window to the rear elevation, central heating radiator, coving to ceiling, fitted wardrobes.

### Bedroom Four

9'3" x 8'8" (2.82m x 2.64m)

Double glazed window to the rear elevation, central heating radiator, coving to ceiling.

### Bathroom

Comprising panelled bath, shower cubicle with shower unit, wash hand basin with mixer tap over and cupboards below, double glazed window to the side elevation, heated towel rail, central heating radiator, partial wall boarding and mermaid splash backs in bath position and shower cubicle.

### Outside

To the front there is a garden laid to lawn with established flower and shrubbery borders, long driveway leading to a DETACHED GARAGE with up and over door, light and power. Gate to the side leads to the good sized private rear garden with patio area, laid lawn, well stock borders with mature plants, two further patio/dining areas, circular gravel bed. Garden shed, fencing to the boundaries, outside tap.

### Services

Mains electricity, gas, water and drainage.

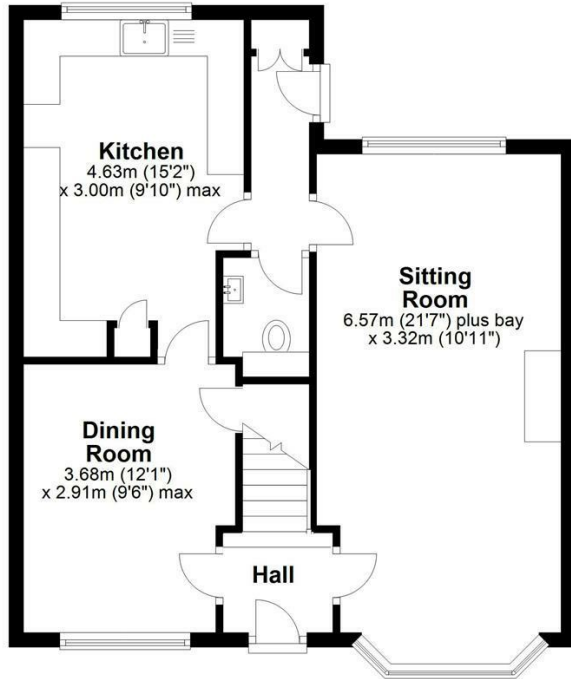




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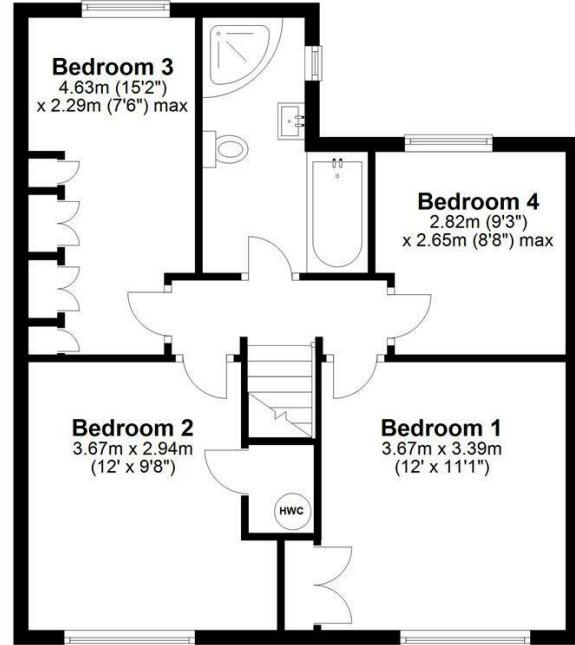
## Ground Floor

Approx. 56.0 sq. metres (602.8 sq. feet)



## First Floor

Approx. 54.2 sq. metres (583.7 sq. feet)



Total area: approx. 110.2 sq. metres (1186.5 sq. feet)

**61 Littledale, Pickering**

### VIEWING

Strictly by appointment with the agents.

### COUNCIL TAX BAND

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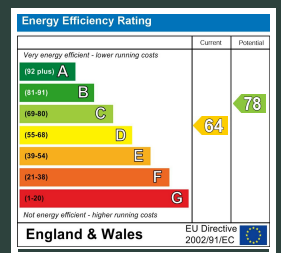
### ENERGY PERFORMANCE RATING

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