

## 24 WILLOW COURT PICKERING



**Semi-detached bungalow with set within a small purpose-built development for the over 55's**

Sitting Room – Kitchen – Conservatory  
Two bedrooms and Bathroom  
Low maintenance garden to the rear – Off street parking  
Majority double glazed and electric heating.  
**No Onward Chain**

**GUIDE PRICE £149,950**

**24 Willow Court is a semi-detached single storey brick-built bungalow.**

**It comprises one of a small number of similar properties set within the development which is warden controlled and designed with the over 55's in mind.**

The accommodation amounts to around 750 ft<sup>2</sup> and comprises, entrance vestibule, hallway, sitting room leading through to a kitchen and to a lean to conservatory/garden room at the rear.

There are two bedrooms and a house bathroom. Low maintenance rear garden area and off-street parking complete this functional and comfortable property. The windows are largely double glazed and the central heating is via electric wall heaters.



Pickering is a bustling market town, famous for its castle and steam railway, and located on the southern boundary of the North York Moors National Park and close to the heritage coastline. The town offers a wide range of amenities, including primary and secondary school, sports centre, restaurants, public houses and an array of retailers. Willow Court is located only a short stroll from the centre of Pickering, on the southern edge of town.

## ACCOMMODATION COMPRISES

### ENTRANCE VESTIBULE

1.12 m(3'8") x 1.00 m(3'3")

Timber single glazed door to the front. Coving. Glazed door to:

### INNER HALL

3.45 m(11'3") x 1.00 m(3'3")

Electric wall heater. Coving. Loft access hatch. Airing cupboard housing the hot water cylinder and with slatted shelving.

### SITTING ROOM

4.48 m(14'8") x 3.28 m(10'9")

Casement window to the front elevation. Electric fire set upon a stone hearth. Electric wall heater. Television point. Coving.





## KITCHEN

3.00 m(9'10") x 2.87 m(9'5")

Range of matching base and wall units with granite effect worktops. One and a half bowl stainless steel sink unit. Electric cooker point. Extractor overhead. Automatic washing machine point. Window to the rear. Coving. Back door.



## CONSERVATORY/REAR PORCH

4.60 m(15'1") x 3.20 m(10'6")

Door out to the garden.

## BEDROOM ONE

4.00 m(13'1") x 2.90 m(9'6")

Window to the rear. Electric night storage heater. Coving. Bedroom furniture.

## BEDROOM TWO

2.70 m(8'10") x 2.15 m(7'1")

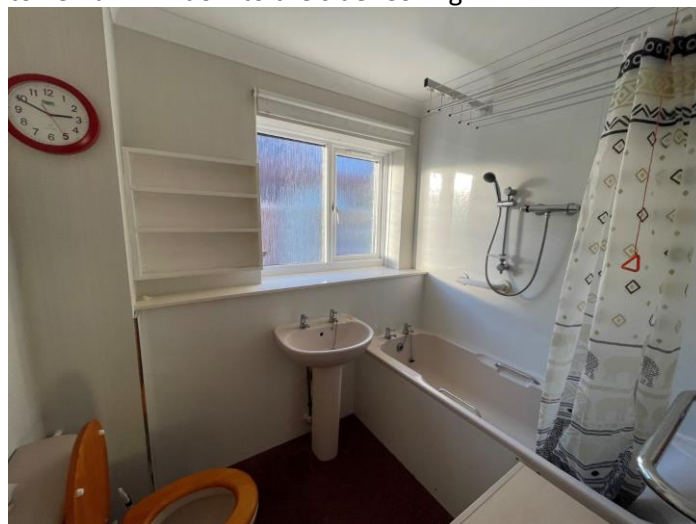
Window to the front. Electric night storage heater. Coving.



## BATHROOM

2.70 m (8'10") x 2.23 m (7'4")

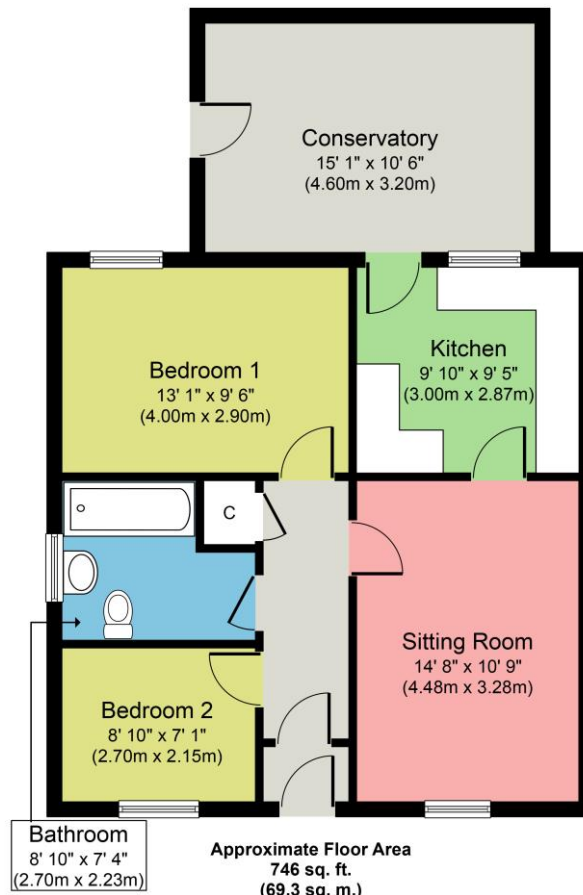
Bath with tiled surround and shower overhead. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Window to the side. Coving.



## OUTSIDE

The property has a small hard paved garden to its immediate rear, easy to care for. At the front there is allocated off-street parking for the property.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## GENERAL INFORMATION

- Services:** Mains water, electricity, and drainage
- Council Tax:** Band C
- Postcode:** YO18 7EU
- Tenure:** We understand that the property is freehold with vacant possession upon completion.
- Viewing:** Strictly by appointment through the agents Pickering office
- Please Note:** There is a service charge payable of approx. £541.13 per quarter for maintenance of the shared facilities and grounds, external decoration, building insurance and the on-site care services. It is believed that but on a re-sale 1% will be charged by the Housing Association to cover administration and other costs.

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

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