

## UNIT 7 THE COURTYARD WILTON, PICKERING



**A UNIQUE NEW BUILT PROPERTY, SITUATED WITHIN AN EXCLUSIVE NEW DEVELOPMENT OF JUST SEVEN PROPERTIES.**

**EACH TO BE FINISHED TO AN EXCELLENT STANDARD, WITH EASY TO CARE FOR GARDENS, & DRIVEWAY PARKING.**

**GUIDE PRICE £260,000**

## THE DEVELOPMENT

An exclusive development by Yorkshire based Tri-Core Developments, comprising seven, highly individual properties which combine a traditional aesthetic with contemporary design an exceptional attention to detail, high levels of energy efficiency and a wonderfully stylish finish.

Units 5, 6 & 7 are situated within a unique new build, designed to look like a Dutch Barn, with a nod to the sites heritage, each property is clad in red cedar and with anthracite aluminium doors and windows.

Air source central heating with underfloor throughout the ground floors and radiators upstairs. Attractive contemporary finishings to the bathroom and kitchens with the potential to influence the final finish if required but otherwise kitchens to be fitted with elegant quartz worktops and integrated Bosch appliances.

## LOCATION

Wilton is an attractive and peaceful rural village, lying only three miles from the picturesque village of Thornton-le-dale; a famously picturesque village with a good range of local amenities. The historic market town of Pickering is only six miles away whilst Yorkshire Food Capital of Malton is only 10 miles distant.

Wilton is wonderfully situated to take in the best that the area has to offer with moors and coast all within striking distance.

The entrance to the development is identified by our For Sale board.

## UNIT SEVEN

Unit 7 comprises an end of terrace property, set within this unique Dutch Barn style build.

The house amounts to 770 ft2 of accommodation, with an appealing open plan layout of the ground floor and providing two bedrooms and bathroom to the first floor. Lawned garden and allocated private parking.

## ACCOMMODATION

### **GROUND FLOOR**

ENTRANCE HALL  
OPEN PLAN LIVING DINING KITCHEN

### **FIRST FLOOR**

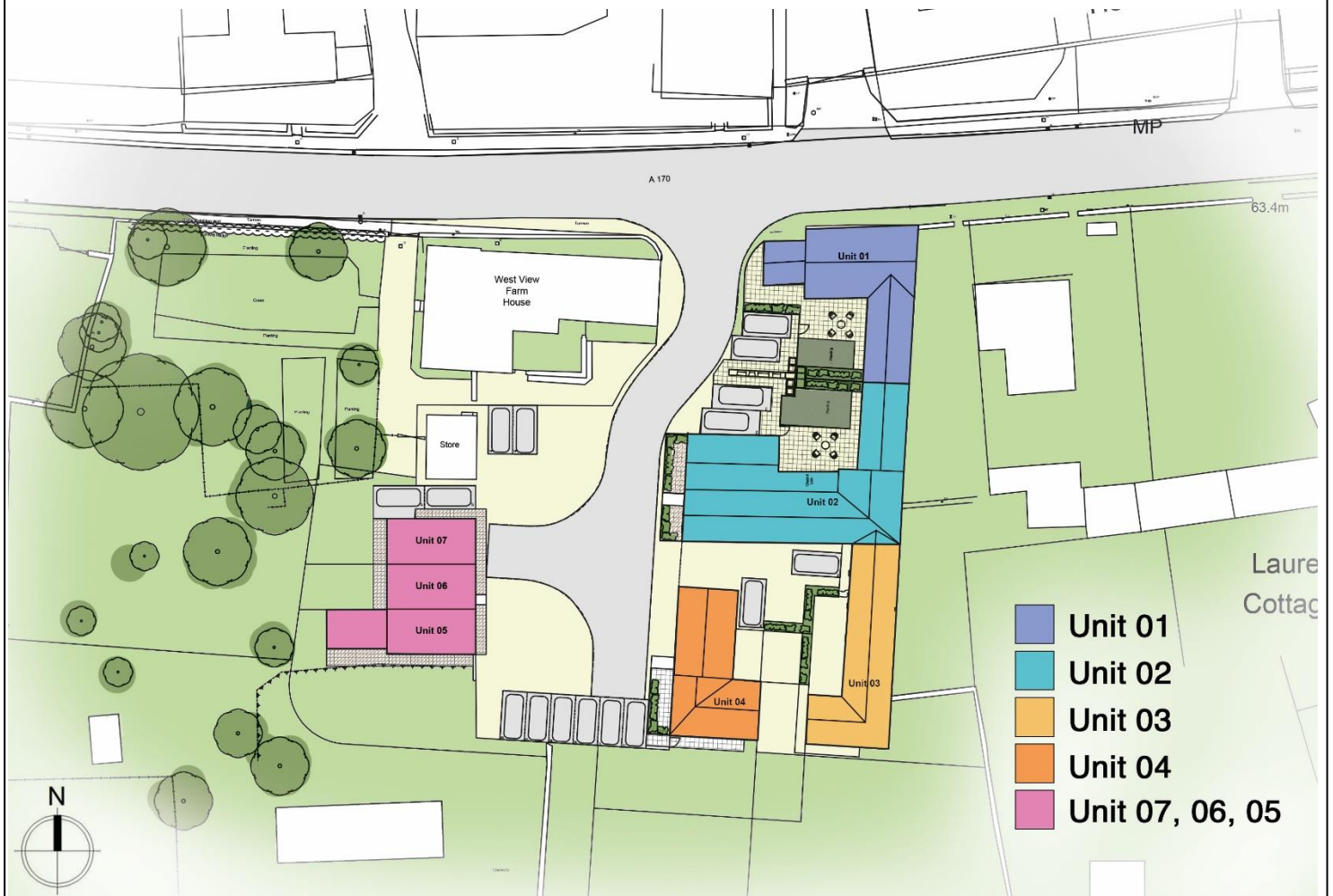
BEDROOM 1 + EN-SUITE  
BEDROOM 2  
BATHROOM



East-Facing Elevation



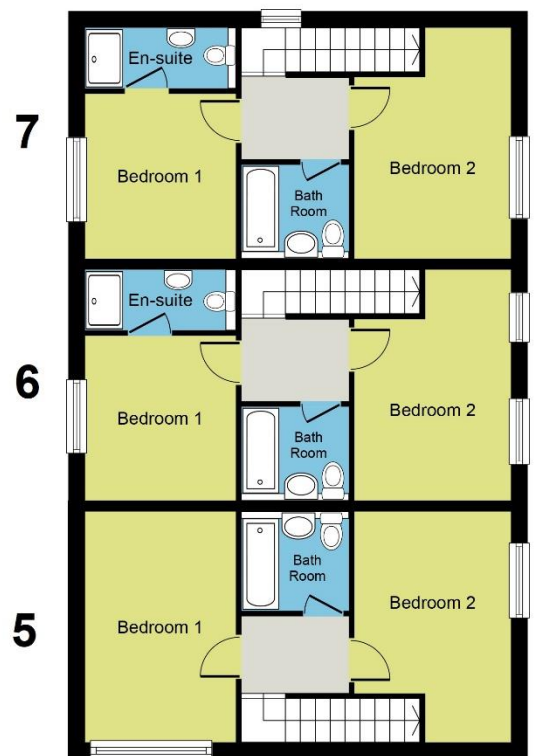
West-Facing Elevation



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**Ground Floor**



**First Floor**

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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