

29 CORBIE WAY PICKERING



**Detached bungalow set in mature grounds and with modern bathroom and kitchen,
quietly located only a short distance from the centre of Pickering**

Accommodation comprises; entrance hall, living room, smart modern kitchen and west facing conservatory
Two double bedrooms and the house bathroom
Mature, well stocked gardens to the front and rear.
Garage and Off-street parking
Upvc double glazing and Gas fired central heating
No Onward Chain

GUIDE PRICE £265,000

Located at the top of Corbie Way, No 29 is a nicely situated detached bungalow, with exceptionally well stocked front and rear gardens, off street parking and a garage.

The accommodation has had some modern improvements with relatively new bathroom and kitchen fittings and provides 811 square feet of accommodation in total. In brief; entrance porch, living room, dining kitchen which opens into the conservatory at the rear. There are two double bedrooms along with a main house bathroom. The property has upvc double glazing the majority and has gas fired central heating.

The property has an East/West aspect with mature and attractive gardens to both sides. A lengthy driveway runs along the side of the bungalow, up to a single garage.



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. Corbie Way is located only a short stroll from the centre of Pickering and close to local schools.

ACCOMMODATION COMPRISES

ENTRANCE PORCH

uPVC door to the front with matching windows to both sides. Radiator.

LIVING ROOM

6.12 m (20'1") x 3.30 m (10'10")

Bay window to the front. Casement window to the side. Gas fire set within a polished stone surround and timber mantel. Coving. Radiator. Television point.



DINING KITCHEN

4.20 m (13'9") x 3.36 m (11'0")

Range of cream base and wall kitchen units with granite effect worktop up incorporating a single bowl stainless steel sink unit with mixer tap. Lamona oven and grill. Matching Lamona four ring halogen hob with extractor overhead. Half glazed UPVC door to the side with a matching window. Casement window to the rear. Automatic washing machine. Radiator. Logic gas fired central heating boiler. Timber glazed door to the conservatory.



CONSERVATORY

2.60 m (8'6") x 2.56 m (8'5")

Double glazed construction. Mono pitched translucent roof. Door opening out to the garden.



INNER HALL

Loft inspection hatch. Fitted linen cupboard

BEDROOM ONE

3.58 m (11'9") x 2.97 m (9'9")

Casement window to the front. Radiator. Fitted wardrobes.



BEDROOM TWO

3.36 m (8'9") x 2.66 m (8'9")

Casement window to the rear. Radiator. Covings.



BATHROOM

2.66 m (8'9") x 2.00 m (6'7")

Bath with tiled surround. Separate walk-in shower cubicle. Low flush WC. Pedestal wash hand basin. Radiator. Casement window to the side. Extractor fan.



OUTSIDE

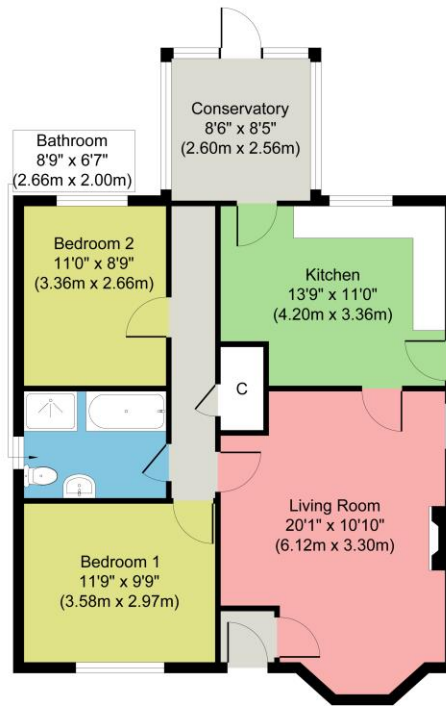
29 Corbie Way sits well back from the street and is accessed via a short driveway, where it stands with an east facing elevation, looking down Corbie Way. Mature, well stocked gardens lie to the front and rear. Timber shed and an aluminium framed greenhouse stand in the far corner. There is an outside water supply.



DETACHED GARAGE

5.20 m(17'1") x 2.70 m(8'10")

Concrete flooring. Up and over door. Electric power and light. Door out of the side.



Approximate Floor Area
811 sq. ft
(75.38 sq. m)

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, gas, electricity, and drainage

Council Tax: Band D

EPC: D/61

Postcode: YO18 7JS

Tenure: We understand that the property is freehold with vacant possession upon completion.

Viewing: Strictly by appointment through the agents Pickering office

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