

Peter  
**illingworth**  
ESTATE AGENTS



**15, Mole End , Pickering, YO18 8TG**  
**Price Guide £235,000**

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A centrally heated two bedroom, south facing, semi-detached home including sealed unit double glazing, garage and car standing; occupying a corner plot in a popular location, at the end of the cul de sac overlooking green open space to the east.

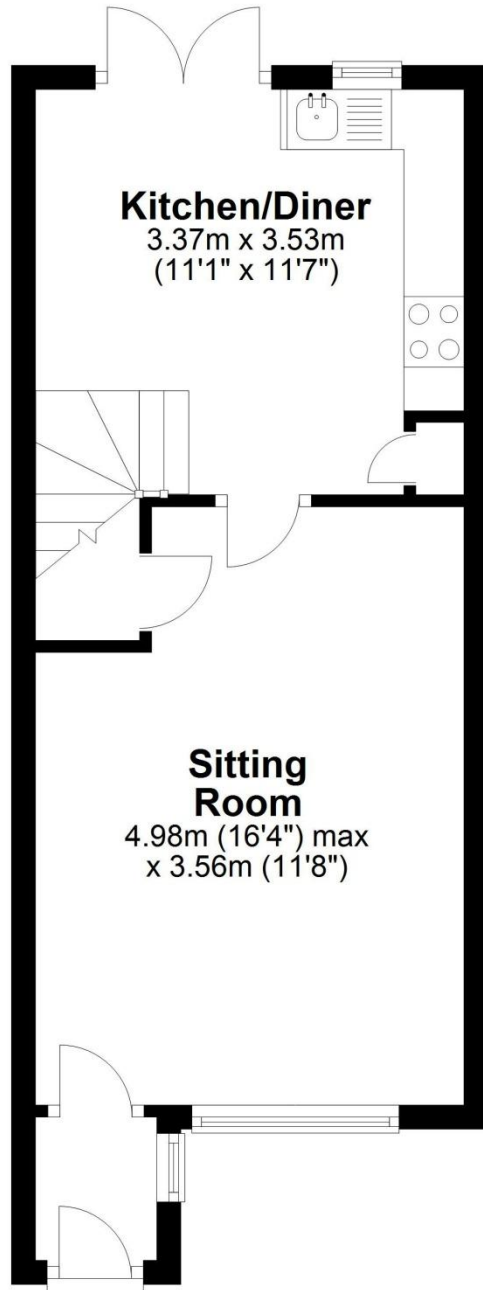
Accommodation briefly comprises: Front entrance porch, sitting room, kitchen/breakfast area. First floor: Landing, two double bedrooms and house bathroom. Externally: To the front, open plan lawned garden and to the rear, enclosed garden with patio, lawn and well stocked beds.

Pickering is a small market town on the southern boundary of the North York Moors National Park, which offers unlimited scope for outdoor activities in beautiful, unspoilt landscapes. The town has good schooling, a swimming pool, leisure centre and local shopping. The arts are catered for at the Memorial Hall and Kirk Theatre and the North York Moors Steam Railway is a considerable tourist attraction. Malton is some eight miles distant, with its railway station and link to the main line network, Scarborough and the coast approximately 17 miles and York 26 miles.



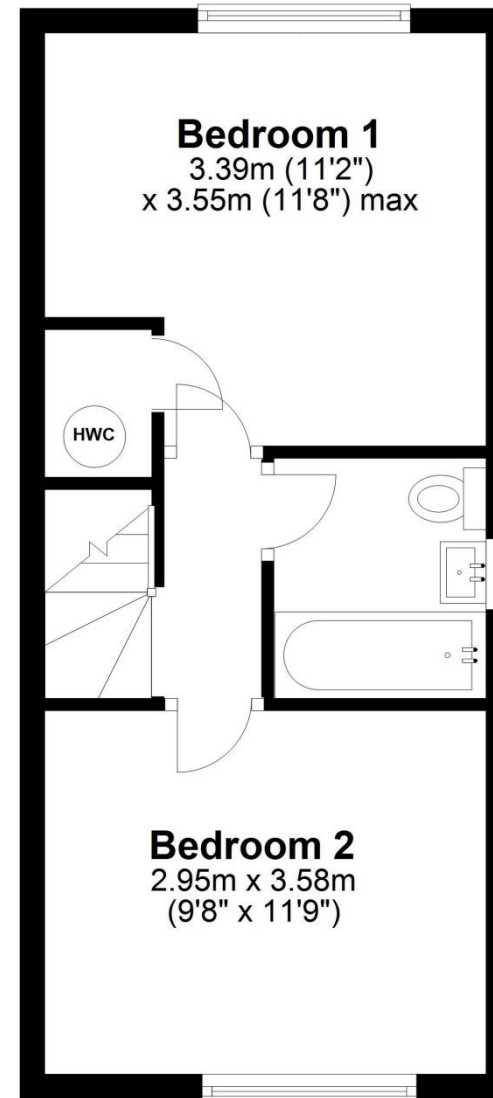
## Ground Floor

Approx. 32.1 sq. metres (345.8 sq. feet)



## First Floor

Approx. 30.2 sq. metres (324.6 sq. feet)



Total area: approx. 62.3 sq. metres (670.3 sq. feet)

**15 Mole End, Pickering**

For illustration purposes only not to scale









**Tenure:** We understand the property to be freehold. Vacant possession will be given on completion.

**Services:** Mains water, drainage, gas and electricity are laid on.

**Property Tax:** Band B

**Energy Performance Certificate:**  
Band D

**Photography:** By Peter Illingworth

**Location:** What3words  
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**Need to sell your own property?** Contact Peter Illingworth on 01751 475557 for no-obligation advice.

**Need advice on buying through another agent?** Contact Peter Illingworth on 01751 475557 to discuss how we can give you the comfort of many years of our expertise, in representing clients in the purchase of their next home.

**Viewing:** Strictly by appointment through the agents Pickering Office, Champley's Mews, Market Place, Pickering, YO18 7AE. Tel: 01751 475557



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