

Peter  
**illingworth**  
ESTATE AGENTS

31 Eastfield Road, Pickering, YO18 7HU  
Price Guide £335,000

[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)



A three bedroom, gas fired centrally heated detached family home, with sealed unit double glazing. This delightful cherished home is situated on an extremely generous plot of approx 0.14 acres, with private, well stocked manicured beds, lawned garden and various trees to the rear and patio. Front garden, laid to lawn with well stocked beds, cobbled driveway leading to the garage.

Accommodation briefly comprises: Front entrance lobby, open plan sitting room/dining area with sliding patio door to rear garden, fitted kitchen. First floor: landing, two double bedrooms, single bedroom and house bathroom.

The property has the benefit of solar panels of which any surplus is fed into the National Grid, providing a very welcome income stream and making the property very economic to run.

Pickering has a good range of local amenities and is home to the North York Moors Railway. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable. A short distance away can be found the outstanding North York Moors National Park.





**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.

**Location:**  
What3words///spoon.showrooms.fantastic

**Energy Performance Rating:** Band B

**Property Tax:** Band D

**Photography:** By Peter Illingworth

**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





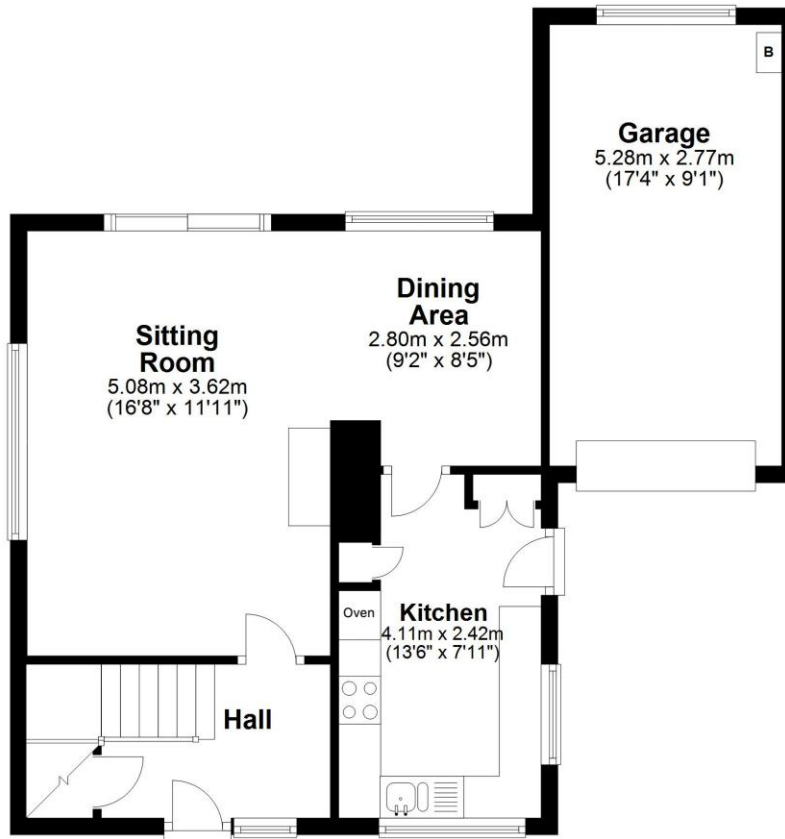






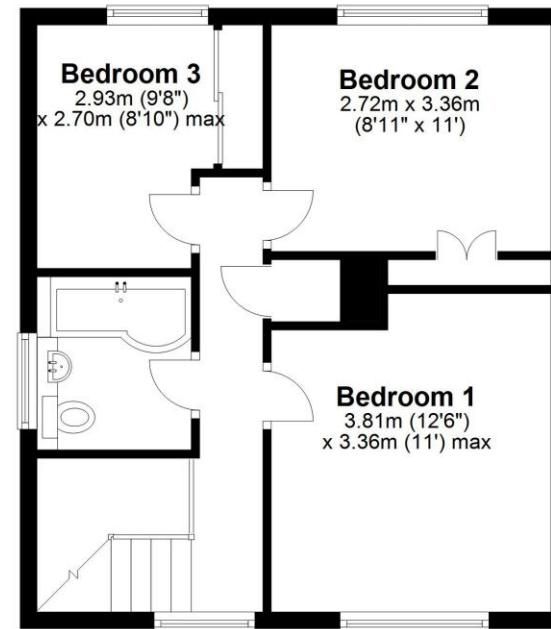
## Ground Floor

Approx. 58.0 sq. metres (624.0 sq. feet)



## First Floor

Approx. 43.1 sq. metres (463.5 sq. feet)



Total area: approx. 101.0 sq. metres (1087.5 sq. feet)  
**31 Eastfield Road, Pickering**

[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)

16 Market Place, Kirkbymoorside, York, YO62 6DA  
T. 01751 431107  
E. [kirkbymoorside@peterillingworth.co.uk](mailto:kirkbymoorside@peterillingworth.co.uk)

Champley's Mews, Market Place, Pickering, North Yorkshire, YO18 7AE  
T. 01751 475557  
E. [pickering@peterillingworth.co.uk](mailto:pickering@peterillingworth.co.uk)

Cashel House, 15 Thyer Street, London W1U 3JT  
T. 0870 1127099  
E. [info@mayfair.co.uk](mailto:info@mayfair.co.uk) W. [www.mayfairoffice.co.uk](http://www.mayfairoffice.co.uk)



### Important Notice:

Peter Illingworth Estate Agents for themselves and for the Vendors or Lessors of this property, whose agents they are; give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representatives of fact but must satisfy themselves,

by inspection or otherwise, as to the correctness of each of them;

- no person in the employment of Peter Illingworth Estate Agents has any authority to make or give any representation or warranty given whether by Peter Illingworth Estate Agents and Associates or the Vendors or the Lessors of this property.

It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer. The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.