

Peter
illingworth
ESTATE AGENTS

23, Ings Garth, Pickering, YO18 8DA
Price Guide £265,950

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A substantial and extended four bedroom end of terrace of three, centrally heated and double glazed family home with generously proportioned gardens, garage and car standing area situated within the popular ancient market town Pickering.

Internally the property has been arranged to maximize the use of the ground floor accommodation, entrance hall, with a substantial open plan sitting room with log burning stove, with double doors opening through to the open plan modern fitted kitchen/dining area leading onto the decked sitting out area.

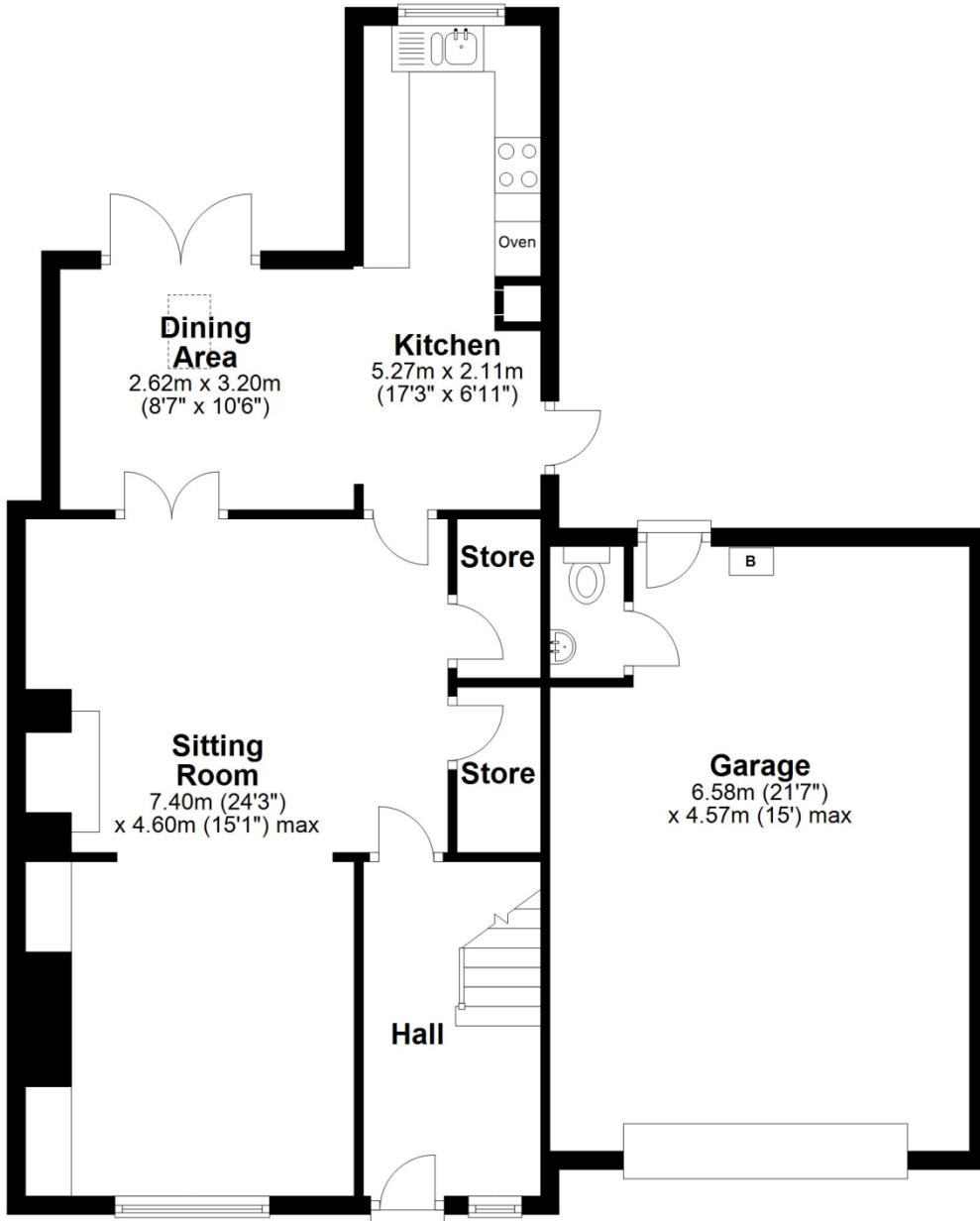
On the first floor: galleried landing, substantial principle bedroom with en-suite shower room, three further bedrooms, modern house bathroom with separate shower.

Pickering has a good range of local amenities and schools for all ages; ideally located to enjoy the North York Moors National Park and the Great Dalby Forest. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable by car.



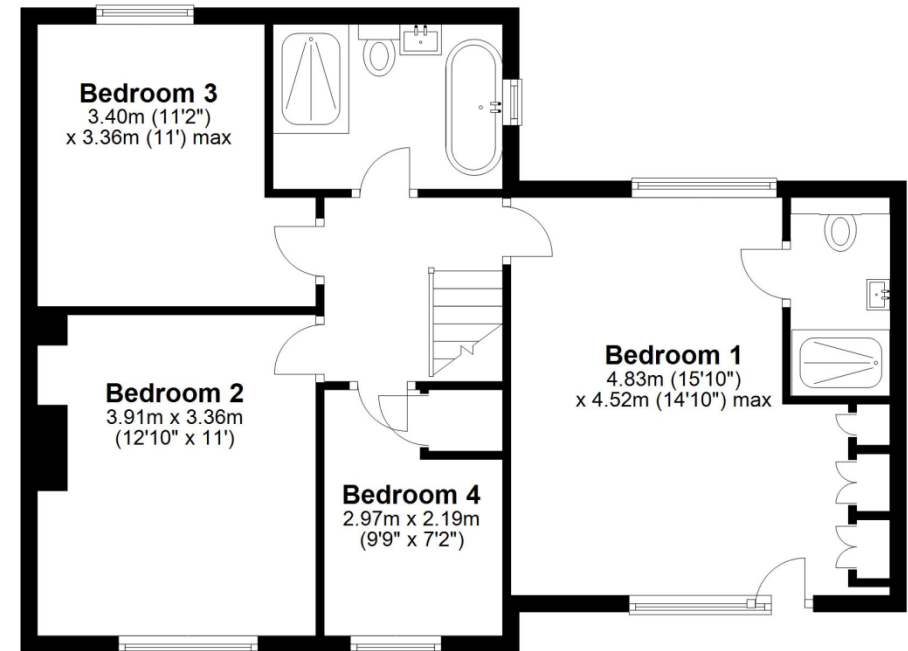
Ground Floor

Approx. 92.4 sq. metres (994.4 sq. feet)



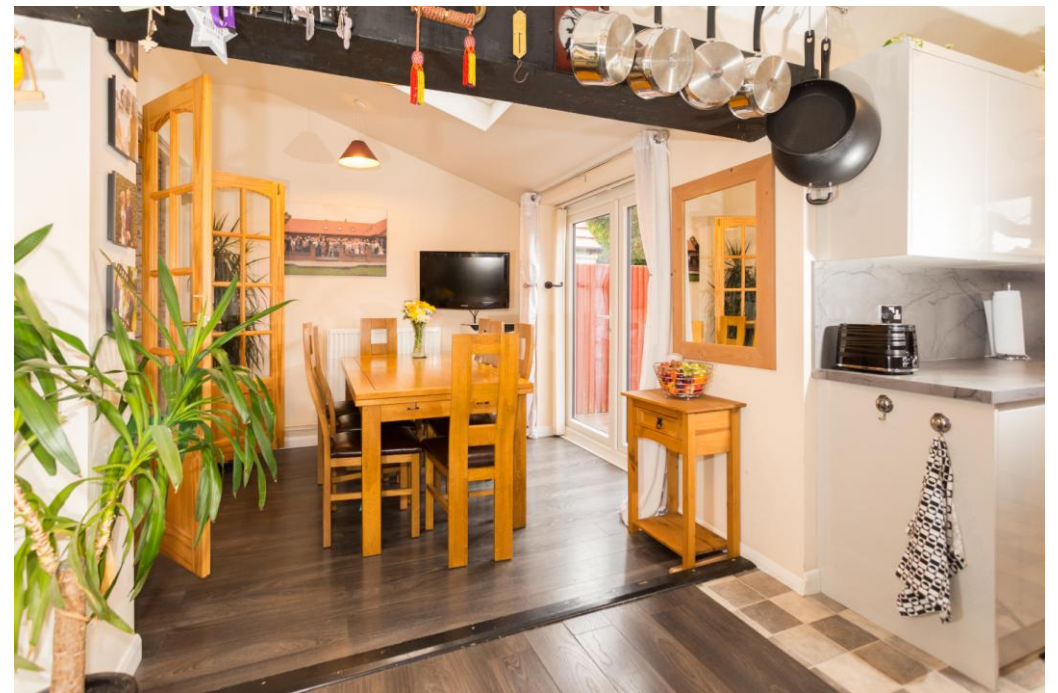
First Floor

Approx. 63.7 sq. metres (686.1 sq. feet)



Total area: approx. 156.1 sq. metres (1680.5 sq. feet)

23 Ings Garth, Pickering





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.

Energy Performance Rating: Band C

Property Tax: Band B

Location: What3words: ///ensemble.enveloped.overlooks

Photography: By Peter Illingworth

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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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