



Peter  
**illingworth**  
ESTATE AGENTS

**50, Woodlands Park  
Pickering, North Yorkshire, YO18 7AH  
Price Guide £400,000**

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A modern centrally heated, sealed unit double glazed four bedroom detached family home with a luxury fitted kitchen/dining area, with double doors leading through the bay to the enclosed lawned garden. Further gardens to the front and roadside.

Ground floor accommodation briefly comprises: Front entrance hall, cloakroom, sitting room, open plan fitted kitchen/dining area and utility room.

First floor: Galleried landing, principal bedroom with en-suite shower room, three further bedrooms, house shower room.

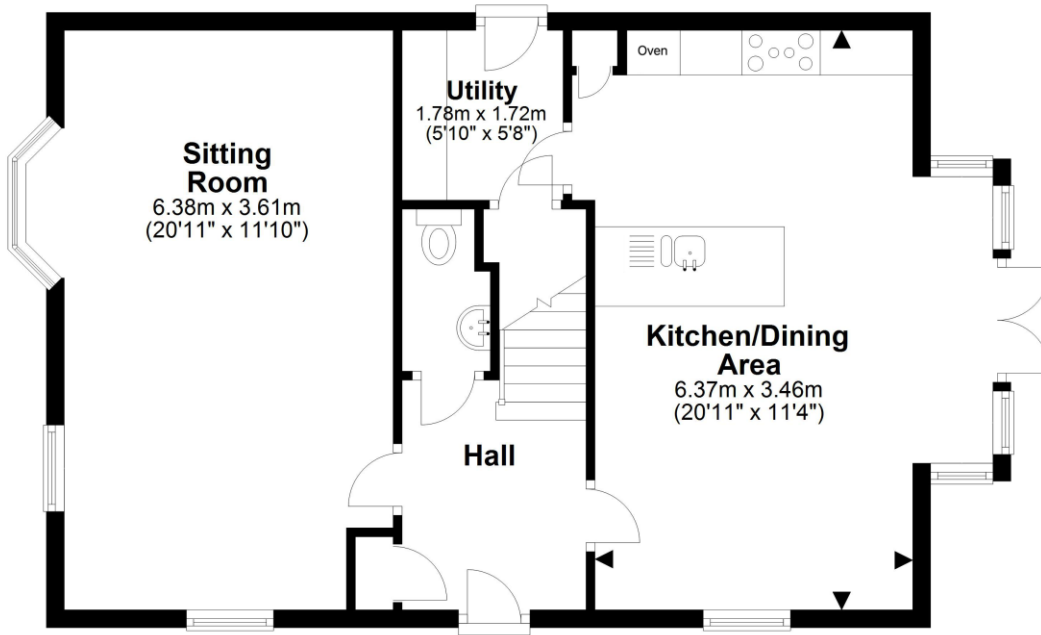
Externally to the rear is a driveway leading to garage with car standing area, situated close by is a dedicated car park with free parking with generous sized car standing spaces. Directly to the North is a substantial green open space with play-park.

This property is situated in a much sought after area of Pickering, yet still within walking distance of town centre amenities. Pickering is the home of the North York Moors Railway and is ideally placed to enjoy the renowned North York Moors National Park that is located close by. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



## Ground Floor

Approx. 64.6 sq. metres (695.1 sq. feet)

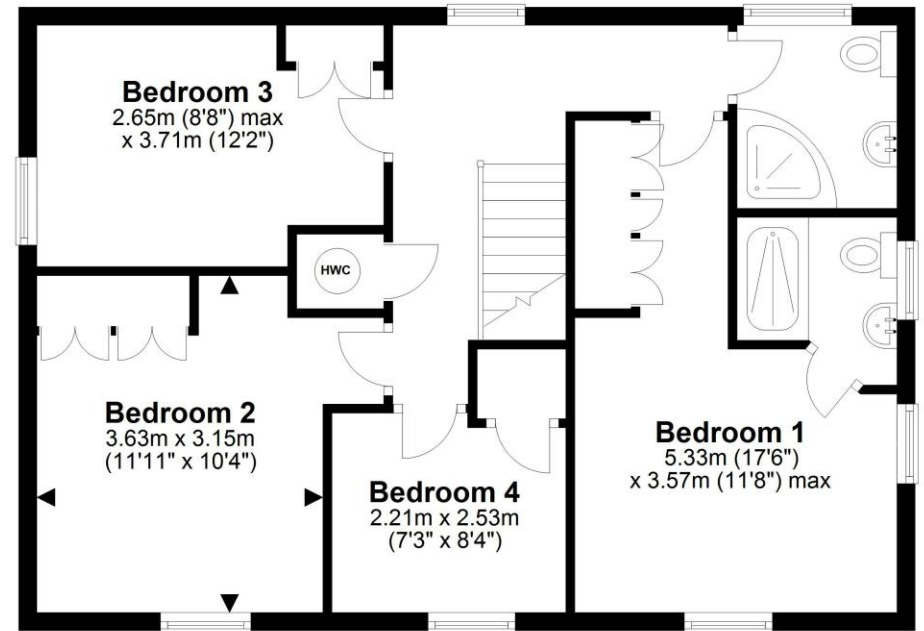


Total area: approx. 126.1 sq. metres (1357.3 sq. feet)

**50 Woodlands Park, Pickering**

## First Floor

Approx. 61.5 sq. metres (662.1 sq. feet)



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 and electricity are laid on. Gas fired centrally heated.

**Location:** what3Words///reliving.dunes.pinging

**Energy performance certificate:**  
Band B

**Property tax:** Band E

**Viewing:** Strictly by appointment through the agents Kirkbymoorside, 16 Market Place, Kirkbymoorside, York. Tel: 01751 475557

**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.



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