

**32, Kingfisher Drive,
Pickering, YO18 8TA
Price Guide £215,000**

A two bedroom, gas fired centrally heated double glazed end of terrace of three, situated on a popular estate with easy access to town centre facilities.

Accommodation briefly comprises:

Ground floor: Front entrance lobby, sitting room, open plan kitchen/diner.

First floor: Landing, two double bedrooms and house shower room.

Externally:

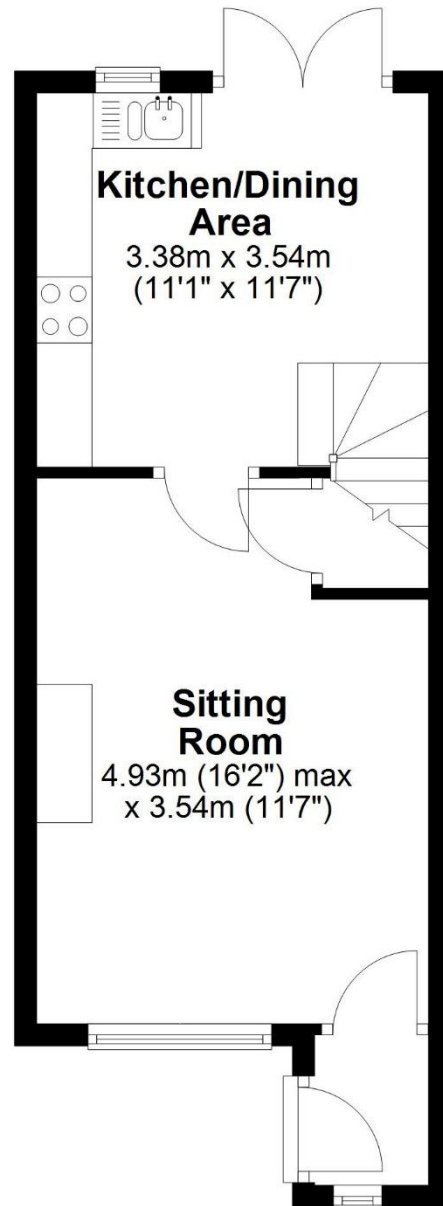
Garage to the rear, with driveway with generous car standing. Open plan lawned area to the front. Rear garden with paved patio.

Pickering and the surrounding area offer a wide range of amenities that make it an attractive place to live. The town features a variety of independent shops, cafés, and restaurants, alongside essential services such as supermarkets, healthcare facilities, and a leisure centre. Families are well served by local schools including **Pickering Community Infant School**, **Pickering Community Junior School**, and **Lady Lumley's School**, a well-regarded secondary academy. Nearby villages such as Thornton-le-Dale also offer primary education options like **Thornton Dale CofE Primary School**. For outdoor enthusiasts, the North York Moors National Park and Dalby Forest provide excellent opportunities for walking, cycling, and nature exploration, while the historic North Yorkshire Moors Railway adds a unique charm to the area.



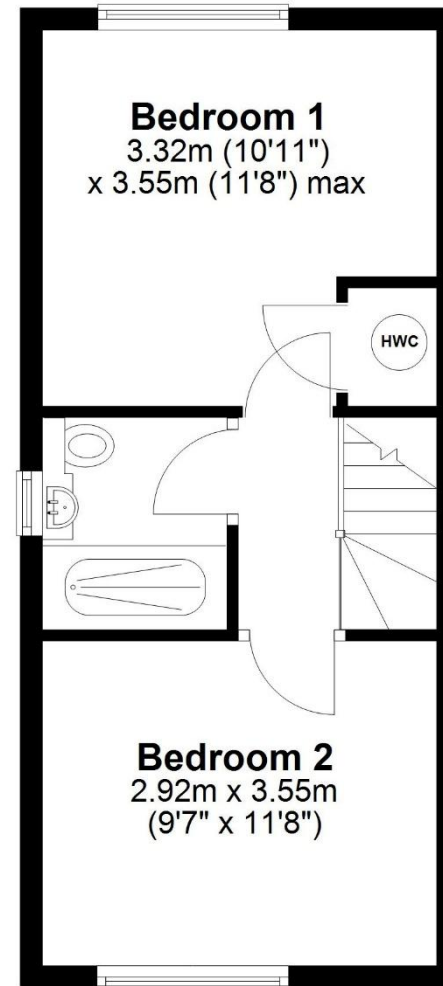
Ground Floor

Approx. 31.3 sq. metres (336.6 sq. feet)



First Floor

Approx. 29.8 sq. metres (320.5 sq. feet)



For information purposes, not to scale





Tenure: We understand the property to be freehold and vacant possession will be given on completion.

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

EPC: Band C

Property Tax: Band B

Broadband:

Basic 15 Mbps, Superfast 70 Mbps, Ultrafast 10000 Mbps

Mobile Coverage:

EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT, Sky and Virgin

Flood Risk: Very low

What3Words: ///superbly.remodels.alike

Photography: By Peter Illingworth

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti-Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

Need to sell your own property? Contact Peter Illingworth on 01751 431107 for no-obligation advice.

Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York. Tel: 01751 431107



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