

Peter
illingworth
ESTATE AGENTS

**7, Aspen Close
Pickering, YO18 8TJ
Price Guide £258,950**

www.peterillingworth.co.uk
Tenure Freehold
EPC Band C Property Tax Band C

A south-facing, three-bedroom end terrace complete with sealed unit double glazing and central heating throughout. Nestled at the head of a brick-set cul-de-sac within a sought-after development, this property combines comfort with convenience.

Accommodation briefly comprises:

Ground floor: Hall, Cloakroom, Sitting Room, Kitchen/Dining Area, double doors through to rear garden.

First floor: Landing, Principal Bedroom with en-suite shower room, further double bedroom, single bedroom and house bathroom'

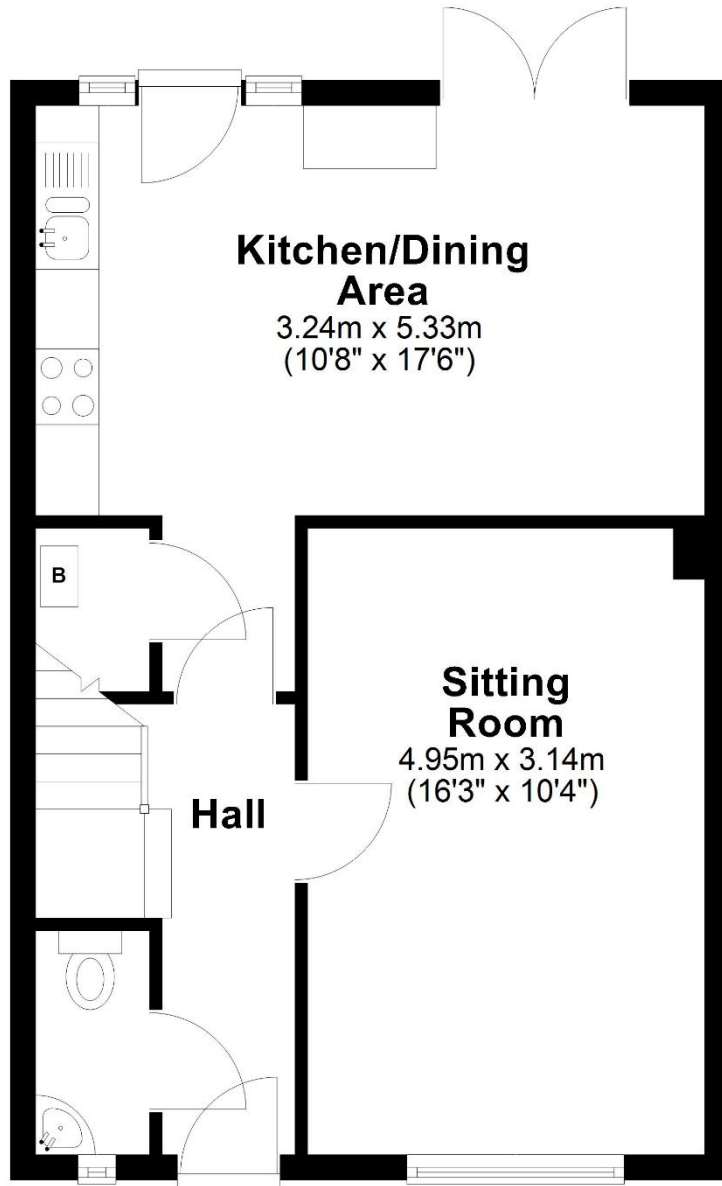
Open plan lawned garden to front with garage and car standing to side. Rear enclosed garden with lawn and patio

Perfectly located for local amenities, Pickering boasts excellent schools—both primary and comprehensive—alongside a variety of shops and services. Enjoy easy access to the stunning North York Moors National Park, while being within comfortable commuting distance of the historic city of York and the picturesque coastal towns of Scarborough and Whitby.



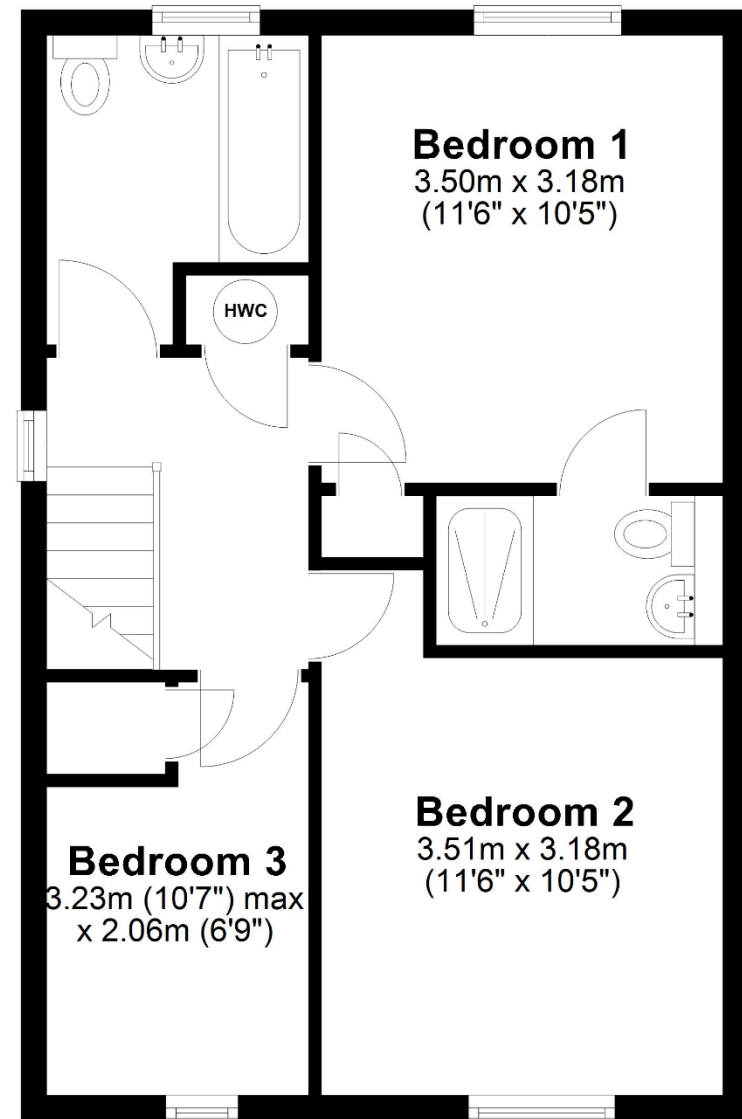
Ground Floor

Approx. 44.1 sq. metres (474.3 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.6 sq. feet)



Total area: approx. 88.2 sq. metres (949.9 sq. feet)

7 Aspen Close, Pickering





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 C

Broadband:

Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Coverage:

EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT, Sky and Virgin

Flood Risk: Very low

What3Words: //quiz,deflate.swing

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



16 Market Place, Kirkbymoorside,
York, YO62 6DA

T. 01751 431107

E. kirkbymoorside@peterillingworth.co.uk

T. 01751 475557

E. maltonhub@peterillingworth.co.uk

T. 01751 475557

E. pickering@peterillingworth.co.uk

www.peterillingworth.co.uk

41-43, Maddox Street, London, W1S 2PD

T. 08701 127 099

E. info@mayfairoffice.co.uk W. www.mayfairoffice.co.uk

 MAYFAIR
office.co.uk

 nTheMarket.com

 NAEA
National Association of
Estate Agents

 The Property
Ombudsman
Tribunal

Important Notice:

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

- i) 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;

- ii) 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;
- iii) 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