

Peter  
**illingworth**  
ESTATE AGENTS

**7, Aspen Close  
Pickering, YO18 8TJ  
Price Guide £249,000**

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

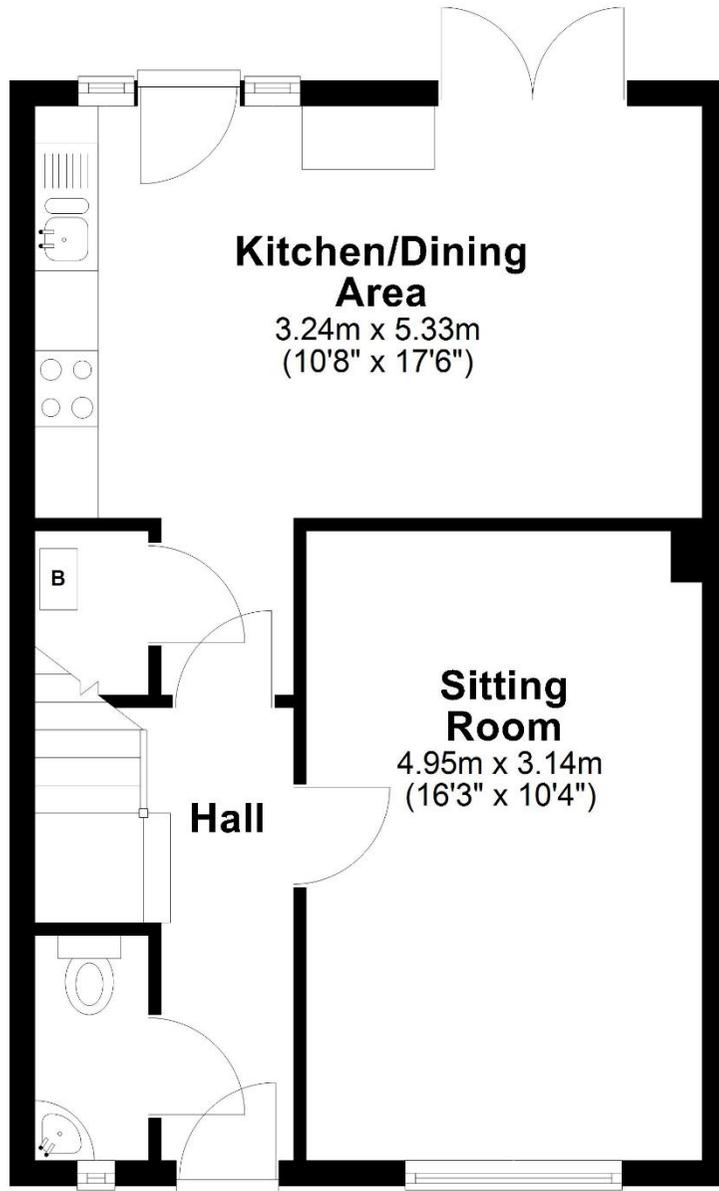
Open plan lawned garden to front with garage and car standing to side. Rear enclosed garden with lawn and patio

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.



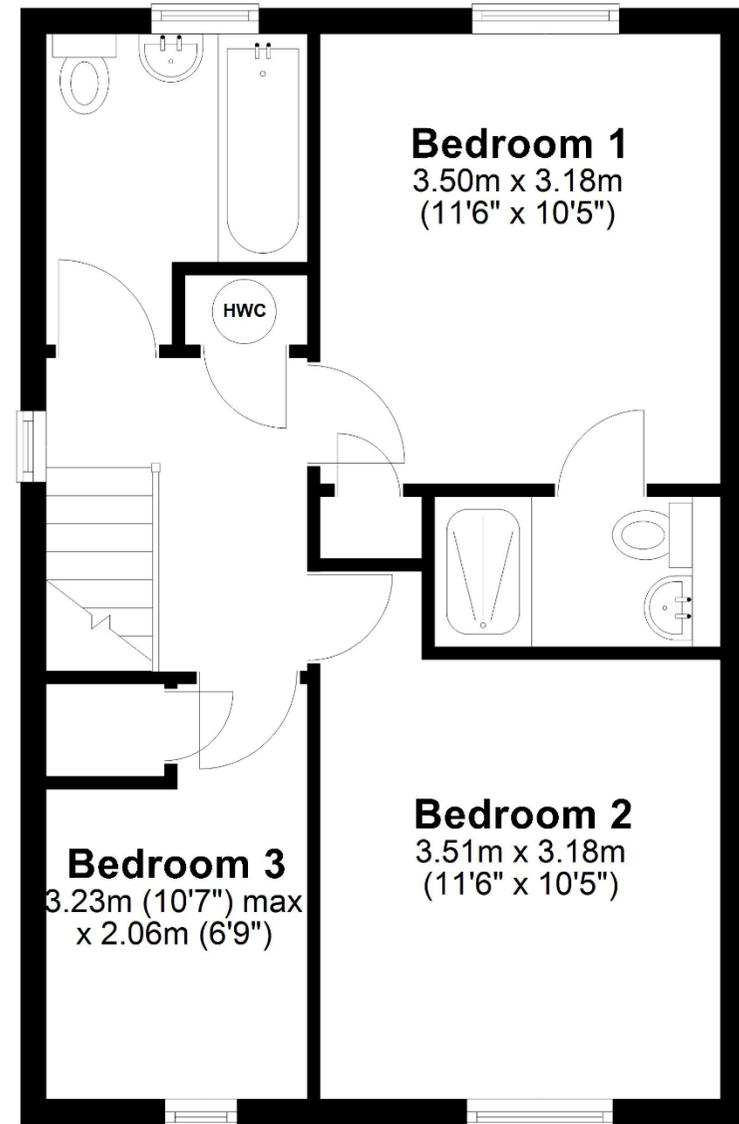
## Ground Floor

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



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