



KHANDALLAH, 12 KINGFISHER DRIVE PICKERING YO18 8TA

A DETACHED TWO BEDROOMED sealed unit double glazed, central heated BUNGALOW, beautifully looked after, situated a short walk from the town centre of the ancient market town of Pickering and ideally located to enjoy the North York Moors as well as the local coastal resorts.

The accommodation briefly comprises:

FRONT ENTRANCE HALL, SITTING ROOM/DINING AREA, KITCHEN, CONSERVATORY, MASTER BEDROOM with EN-SUITE SHOWER ROOM, BEDROOM (2) and BATHROOM EXTERNALLY - SEMI-DETACHED GARAGE, SUBSTANTIAL CAR STANDING AREA, FRONT and REAR GARDENS

PRICE GUIDE £178,000

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In association with
ILLINGWORTH-WOOD

OPEN ENTRANCE PORCH

Part sealed unit double glazed front door.

FRONT ENTRANCE HALL

Part sealed unit double glazed front door. Doors leading through to sitting room/dining area, kitchen, bedrooms, bathroom and airing cupboard housing immersion heater. Laminated flooring. Ceiling cornicing. Radiator. Access to loft.

SITTING ROOM/DINING AREA: 19'9" max into bay x 9'7"



Fireplace with gas fire, marble effect cheeks and hearth and timber surround. Sealed unit double glazed bay window giving easterly aspect. Two radiators. Egg and dart ceiling cornicing. Dado rail.

KITCHEN: 9'4" x 8'0"

Fitted kitchen with base units, wall mounted units, laminated work surfaces with rounded edges. Tall standing cupboard. Single drainer sink unit with mixer tap over. Integrated four ring gas cooker hob with oven under and cooker hood over with extractor fan and light. Plumbing for automatic washing machine and dishwasher. Laminated flooring. Glazed tiled splash backs. Sealed unit double glazed windows giving easterly aspect. Radiator.

MASTER BEDROOM: 14'4" max x 9'10" max

Sealed unit double glazed windows giving westerly aspect. Radiator. Ceiling cornicing.



EN-SUITE SHOWER ROOM

Shower cubicle with plumbed-in shower over, low level WC and

pedestal wash hand basin. Extractor fan. Electric shaver point. Radiator. Sealed unit double glazed window with privacy glass.

BEDROOM (2): 10'0" x 9'5"

Built-in mirrored double wardrobe. Sealed unit double glazed window giving southerly aspect. Ceiling cornicing. Part sealed unit double glazed door leading through to conservatory. Radiator.

CONSERVATORY: 8'2" x 7'7"

Sealed unit double glazed windows. Part sealed unit double glazed external door. Part exposed brick walling.

BATHROOM

Champagne coloured bathroom suite comprising panelled bath with hand rails with mixer tap over and shower attachment, pedestal wash hand basin and low level WC. Part glazed tiled walling. Electric shaver point. Extractor fan. Radiator. Sealed unit double glazed window with privacy glass.

EXTERNALLY

SEMI-DETACHED GARAGE: 9'0" internal width x 16'10" internal depth

Up and over door. Power laid on.

FRONT OF PROPERTY

The property is approached by a tarmac driveway giving plenty of car standing area in front of the garage. Front garden of open plan design, laid to lawn with well stocked beds. Access to the front door is reached from the driveway at the side of the property.

REAR GARDEN

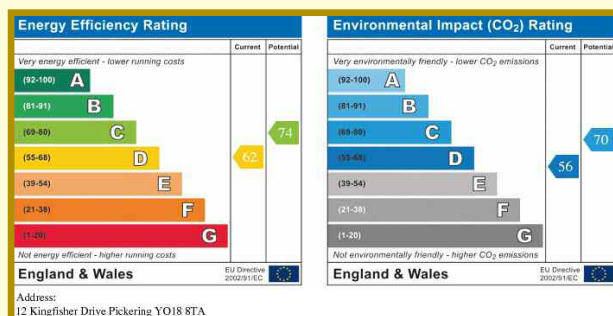
Mainly paved with flower borders part bounded by timber fencing. Timber garden shed.

THE PROPERTY MISDESCRIPTION ACT:

Due to this act we no longer feel able to comment on the SERVICES, TENURE AND RIGHTS OF WAY of any property.

VIEWING:

Strictly by appointment through the Agents Pickering Office, Champley's Mews, Market Place, Pickering. Telephone 01751 475557 or Fax 01751 475566.



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