

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 71 Mickel Hill, Pickering, YO18 7NB

£330,000

- Excellent retirement village setting
- Two double size bedrooms
- Superb range of communal facilities
- Offered with no forward chain
- Range of integrated kitchen appliances
- Allocated car parking space
- Pleasant east facing aspects
- Shower room and first floor bathroom
- Mains gas central heating system

# 71 Mickle Hill, Pickering YO18 7NB

71 Mickle Hill features a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings. With two well-appointed bedrooms, including a first floor en-suite bathroom, this property is designed to cater to your needs. Additionally, a separate ground floor shower room adds convenience for both residents and visitors alike. Living in this retirement village means you will have access to an excellent range of communal facilities, fostering a sense of community and providing opportunities for social engagement. The property is offered for sale chain-free, faces east whilst the rear west facing patio lies adjacent to the well established communal grounds.

This dormer bungalow is not just a home; it is a lifestyle choice, perfect for those seeking a peaceful and supportive environment in which to enjoy their retirement years.



Council Tax Band: D



### General information

Pickering is a charming and historic market town, known as the 'gateway to the Moors'. Boasting a number of public houses, supermarkets, local shops and cafes as well as a 13th century castle, petrol stations, a steam railway and museum. The town is popular for tourists and locals alike with access to the North York Moors National Park, Dalby Forest and the coastline. Malton has a train station with regular services to Scarborough, York, Leeds and beyond.

From the roundabout leave Pickering on the A169 for a short distance heading towards Malton where you will find Mickle Hill Retirement Village located on the left hand side on the very edge of the town.

Living in this retirement village means you will have access to an excellent range of communal facilities, fostering a sense of community and providing opportunities for social engagement. The property is offered for sale chain-free, allowing for a smooth and straightforward purchasing process.

This house is not just a home; it is a lifestyle choice, perfect for those seeking a peaceful and supportive environment in which to enjoy their retirement years. A varied range of communal facilities include Bistro, coffee lounge, Village Shop, Activities Room, Bar and Cinema . With its modern design and thoughtful layout, this property is sure to appeal to discerning buyers looking for a comfortable and stylish living space. Don't miss the chance to make this lovely house your new home.

### Charges/outgoings

Service Charge: £334.09 per month from 30th June 2024 this changes annually. This includes the upkeep and maintenance of the communal areas including: gym, estate roads and parking and landscaped grounds, window

cleaning of communal areas and external windows of homes, building insurance and communal areas, corporate management services and support. Serviced lifts to all floors. Utility costs for communal areas.

Wellbeing Charge: £259.22 per month, this includes 24-hour emergency support response and emergency services co-ordination, help in an emergency and co-ordination of activities and events programme.

Ground Rent: £453.48 per annum. The Ground Rent payable will increase in line with the Retail Price Index every 5 years from 1st October 2015.

A contingency fund contribution is payable upon re-sale. Details available from the sales team at Mickle Hill.

### Tenure

Leasehold, 125 years from 2015.

### Services

All services are connected to this property.

Mains gas fired central heating system.

### Council tax

Band D

### Entrance hallway

L shaped hallway with front entrance door and window, understairs cupboard, radiator.

### Sitting room

Fully glazed rear door with a window at either side opening onto a patio overlooking an open aspect, further side window. Radiator.

#### Dining kitchen

Open plan dining room with front window, radiator and Karndean flooring. The kitchen area is very well fitted with built in oven, hob and extractor. Integrated dishwasher, fridge and freezer, washer/dryer. Front window and gas boiler.

#### Bedroom 2

Rear window with radiator under. Fitted wardrobes. Door into:-

#### Shower room

Doors in from hallway and bedroom, walk-in shower cubicle, two piece suite, radiator.

#### First floor landing area

#### Bedroom 1

Two front velux style windows and a rear dormer window. Radiator. Fitted wardrobes. Door into:-

#### En-suite bathroom

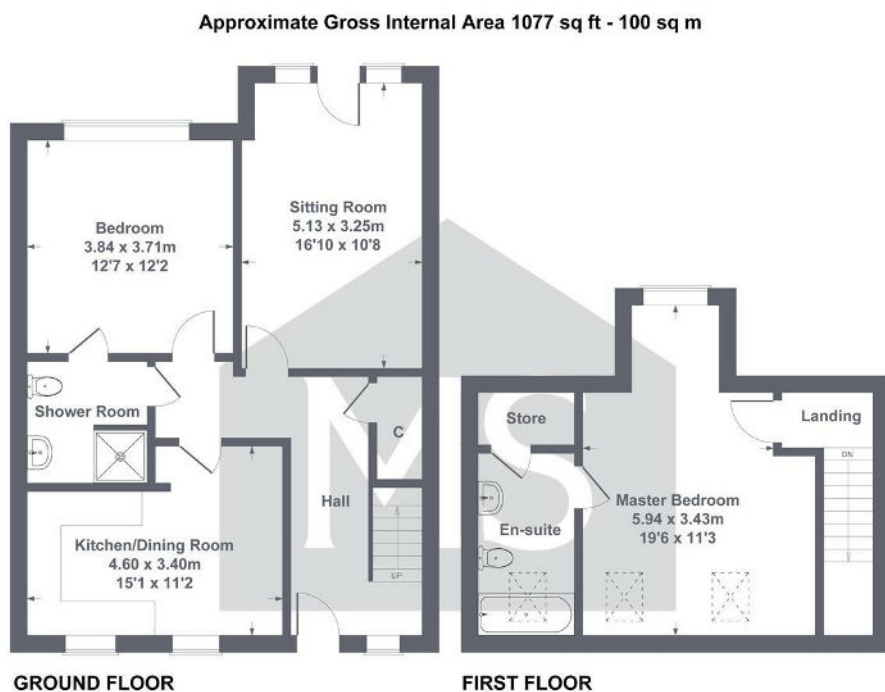
Three piece white suite, front velux style window, large walk in cupboard.

#### Outside

Allocated single car parking space. Brick paved patio area from the living room providing a delightful seating area surrounded by the lovely west facing and sunny communal gardens.



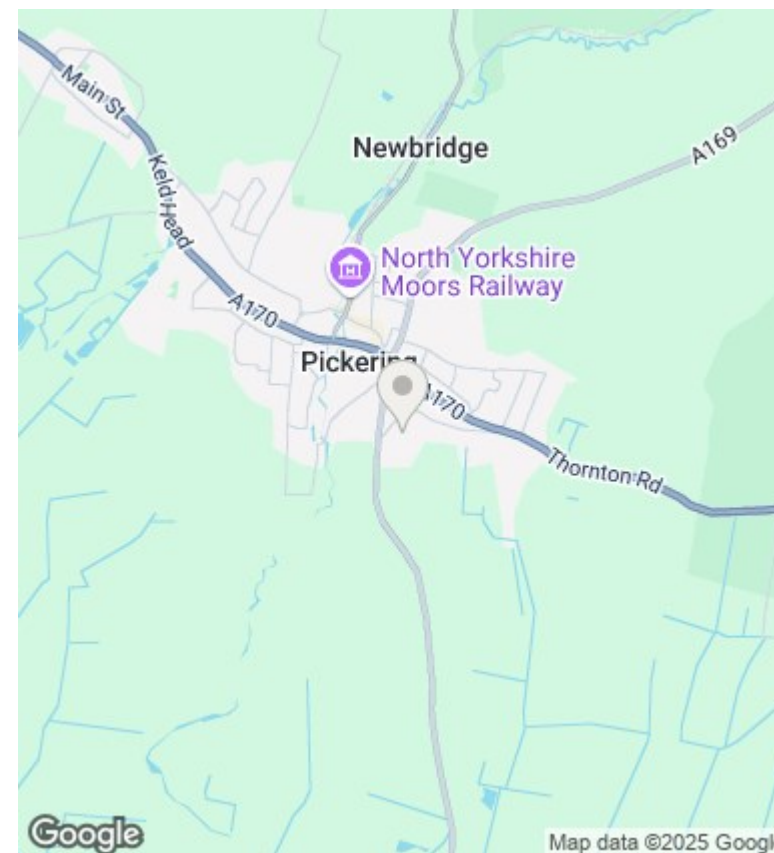




**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



## Directions

Leave Pickering towards Malton and take the last left into Mickle Hill retirement village. Simply follow the road bearing left, number 71 is on the left.

## Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

## Council Tax Band

D

| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Vary energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>94</b>               |
| (81-91) <b>B</b>                            | <b>84</b> |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |