

Mark Stephenson's

ESTATE & LETTING AGENTS



39 Mickel Hill, Pickering, YO18 7NB

£330,000

- Offered for Sale with no onward chain
- Extends to just under 1100 sqft
- Gas c/heating & uPVC d/glazing
- Lovely open aspects to the rear
- Parking to the immediate left side
- Excellent communal facilities
- Excellent ground floor living space
- Pleasant cul-de-sac position
- Exclusively for over 60's

39 Mickle Hill, Pickering YO18 7NB

A extremely well appointed and particularly well positioned semi detached dormer bungalow opening onto a private flagged patio enjoying delightful aspects onto the adjacent open fields. Mickle Hill provides a new approach to retirement living for those looking for a beautifully designed home with excellent facilities. Number 39 is located in a small and extremely mature cul-de-sac setting and comes complete with its own car parking immediately to the side. The gas centrally heated accommodation extends to approaching 1100 sqft primarily over the ground floor and is offered for sale with the benefit of having no onward chain.



Council Tax Band: D



LOCATION

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 Mickie Hill Retirement Village located on the left hand side on the very edge of the town.

GENERAL INFO/CHARGES

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 Mickie 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

HALLWAY

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

KITCHEN/DINER

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 ONE

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

Side window.

BEDROOM TWO

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.

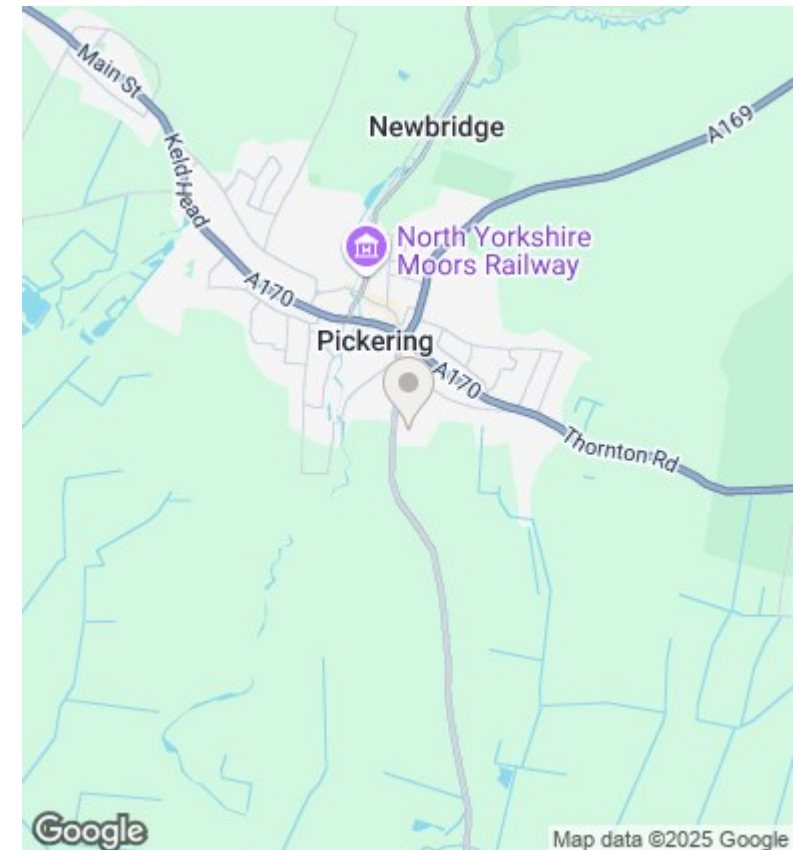
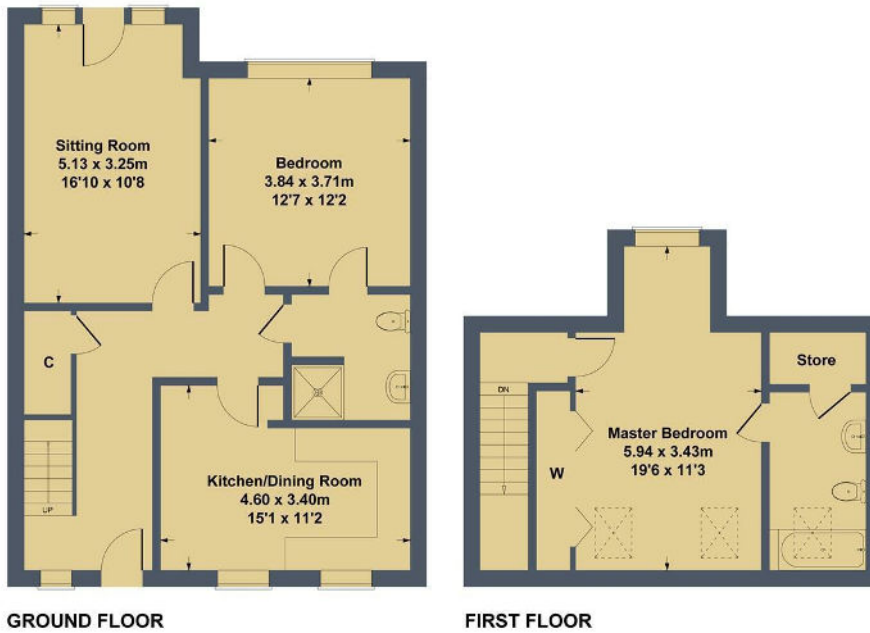
OUTSIDE

Level access, paved parking area to the side. Brick paved patio area from the living room providing a delightful seating area looking out onto unspoilt neighbouring grass fields.





Approximate Gross Internal Area 1088 sq ft - 101 sq m



Directions

Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

Council Tax Band

D

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