

# Mark Stephenson's

ESTATE & LETTING AGENTS



6 Derwent Road, Pickering, YO18 7UB

£255,000

- Offered with no onward chain
- Easy parking for two cars
- Three bedrooms and en-suite
- Generous semi detached home
- Large dining size kitchen
- Family bathroom, ground floor WC
- Lovely south facing rear garden
- Rear lounge onto the garden
- Established edge of town position

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# 6 Derwent Road, Pickering YO18 7UB

6 Derwent Road is an extremely well presented family home having had only limited use as a second home since new in 2020. The hallway has a WC and leads into a generous dining kitchen with integrated appliances whilst at the rear the lounge has French doors leading out onto the south facing gardens. There are three bedrooms, an en-suite shower room and family bathroom. Block paved frontage allowing easy parking for two cars, gas central heating, uPVC double glazing, offered with the benefit of having no onward chain.



Council Tax Band: C



### General information

Pickering is an attractive market town situated along the A170, Thirsk to Scarborough road. It is a short drive to the east coast and to the surrounding market towns of Helmsley and Malton. Malton has a train station with regular links to the City of York and Intercity service beyond. Pickering has an active Monday Street market, a good selection of shops, schools for all ages and amenities which include doctors surgery, dentists, vets and library. Outgang Road is located on the Southern edge of Pickering branching off the A169, Pickering Road and running parallel to the A170 on its Southern side. It is conveniently located for the swimming pool, Pickering's Sports club and is also less than a five minute walk to the shops. No. 112a is located about half way down Outgang Road on the Southern side of the road.

### Hallway

Main front door, radiator, stairs to the first floor.

### WC

Two piece suite, radiator.

### Lounge

At the rear aspect with French doors into the south facing gardens, radiator.

### Dining kitchen

Generous in overall size with a smart range of base and wall level units, integrated fridge, freezer, dishwasher, oven and hob with extractor. Front facing window, radiator.

### Landing

Hatch to the loft space.

### Bedroom 1

Rear window, radiator.

### En-suite shower room

Two piece suite and shower cubicle, heated towel rail.

### Bedroom 2

Front window, radiator.

### Bedroom 3

Rear window, radiator.

### Family bathroom

Three piece suite, heated towel rail.

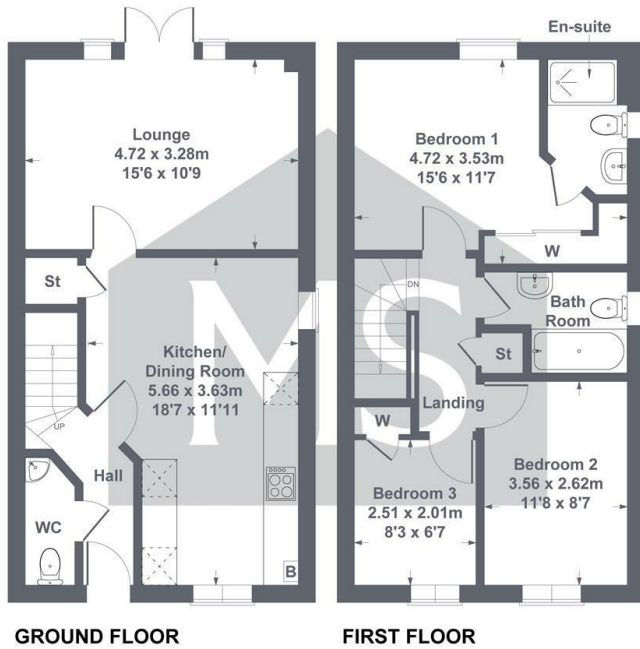
### Outside

Block paved frontage allowing easy parking for two cars side by side. Gated path at the right side into the rear garden plot which has the benefit of facing south. Laid to lawn with flagged patio space, fenced boundaries, French doors into the lounge.

### Services

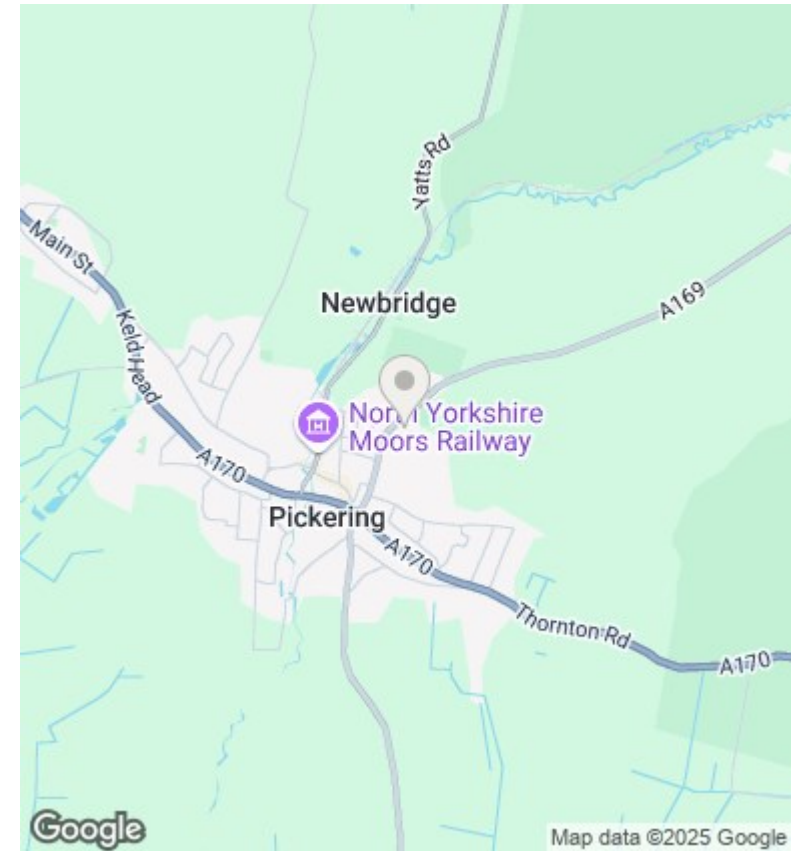
All mains services are connected.

Approximate Gross Internal Area 925 sq ft - 86 sq m



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. 2025



## Directions

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A		85	
(81-91) B			
(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	