

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 1 Alma Way, Pickering, YO18 7JH

£192,500

- Offered for sale with no chain
- Gas c/h with modern combi
- Established gardens
- Ground floor extension
- Two bedrooms, modern bathroom
- Large dining size kitchen
- Popular residential area
- Designated parking space

# 1 Alma Way, Pickering YO18 7JH

Nicely established end town house extended onto the rear so as to provide an excellent dining size kitchen with French doors onto the garden. Offered with no onward chain 1 Alma Way has a good size lounge at the front, rear dining kitchen, two bedrooms and modern bathroom. An excellent opportunity for first time buyers we feel, in ready to move in condition with mature garden and it's own designated parking space immediately to the front. Gas central heating from a modern combi, uPVC replacement double glazing.



Council Tax Band: B



### General information

Pickering is an attractive market town on the edge of the beautiful North York Moors National Park and 18 miles from the Heritage Coast. There is a wealth of pubs, eateries individual shops and all the other amenities expected in a market town; including the market itself held every Monday. The iconic North Yorkshire Moors Steam Railway is based in Pickering with some services to Whitby - the famous seaside town from where Captain Cook set sail in the endeavour in the 1700s. There is a wonderful Norman castle in Pickering owned by English Heritage and the surrounding countryside is a haven for wildlife and walkers.

### Services

All mains are connected.

Mains gas central heating from a modern combi boiler in the kitchen.

### Side hallway

### Lounge

Large front facing window, two radiators, stairs to the first floor, electric fire in traditional style surround.

### Extended dining kitchen

With a range of fitted base and wall level units, excellent dining space with French doors opening direct onto the rear garden plot, built in fridge and freezer, oven and hob, wall cupboard housing the modern combi boiler, radiator.

### Landing

Side window, hatch to the loft space, radiator.

### Bedroom 1

Front window, built in wardrobes, radiator.

### Bedroom 2

Rear window, over stairs cupboard, radiator.

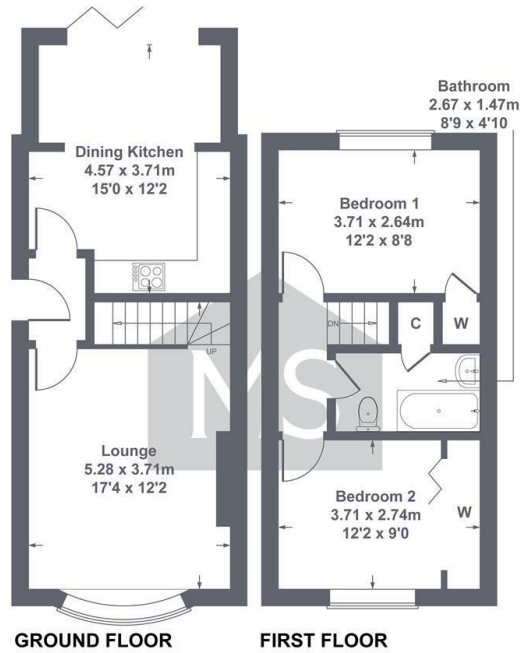
### Bathroom

Modern three piece white suite, over bath shower, over stairs cupboard, radiator.

### Outside

Open plan front plot. Allocated single car parking space directly in front of the property. Path at the side allows access into the rear garden plot low maintenance in design with no lawns but offering lots of space to sit out on a generous decked patio area.

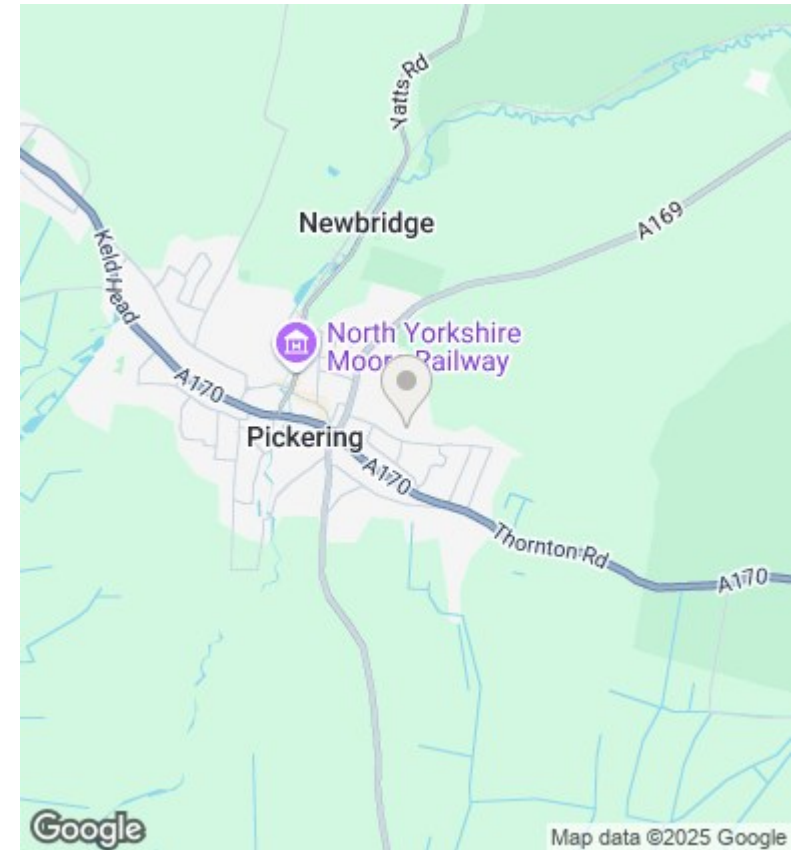
Approximate Gross Internal Area 720 sq ft - 66 sq m



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

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	