

WOODSIDE VIEW, PICTON, YARM, TS15 0AE



- ▲ A Deceptively Spacious & Very Well Cared for Four Bedroom Semi-Detached Home
- ▲ Situated At the Edge of The Popular Village of Picton with Front & Rear Aspects Overlooking Adjoining Farmland
- ▲ Attractively Presented Gardens with A Block Paved Driveway & Garage with Electric Roller Door
- ▲ Oil Fired Central Heating System & Double Glazing
- ▲ Spacious Open Plan Lounge Leading Through to The Dining Room with Double Glazed French Doors to The Rear
- ▲ Breakfast Kitchen with Redesigned Units, Built-In Oven & Hob & Integrated Fridge/Freezer
- ▲ Double Glazed Conservatory with High Technology Heat Controlled Glass & Ground Floor Cloakroom/WC
- ▲ Four Bedrooms with Three Having Fitted Wardrobes & Shower Room/WC
- ▲ Well Placed for Access to The A19 Road Network & The Cosmopolitan Yarm High Street Lies Approximately 4.5 Miles Away

£295,000

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A deceptively spacious and very well cared for four-bedroom semi-detached home situated at the edge of the popular village of Picton with front and rear aspects overlooking adjoining farmland, attractively presented gardens with a block paved driveway and garage with electric roller door.

CONSERVATORY - 3.6m x 3.33m (11'10" x 10'11")
With high technology heat controlled glass.

CLOAKROOM/WC

FIRST FLOOR

LANDING

BEDROOM ONE - 4m (13'1") reducing to 3.38m (11'1") x 2.92m (9'7")

BEDROOM TWO - 3.7m x 2.95m (12'2" x 9'8")
Fitted wardrobes.

BEDROOM THREE - 3.28m x 2.82m (10'9" x 9'3")
Fitted wardrobes.

GROUND FLOOR

ENTRANCE PORCH

LOUNGE - 5.61m x 3.94m (18'5" x 12'11")

DINING ROOM - 3.25m x 3.07m (10'8" x 10'1")

BREAKFAST KITCHEN - 4.4m (14'5") x 3.63m (11'11") reducing to 3.23m (10'7")

TO VIEW: Tel: 01642 788878
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BEDROOM FOUR - 2.44m (8') x 1.96m (6'5") to robes.
Fitted wardrobes.

SHOWER ROOM - 2.34m x 2.08m (7'8" x 6'10")

EXTERNALLY

GARDENS & GARAGE

The property enjoys a pleasant outlook over adjoining farmland to the front. There is a lawned front garden with block paved driveway and single garage with electric roller door, double glazed window, Worcester oil fired central heating boiler, power points and lighting. To the side there is a cobbled style patio area and shrub borders. A pathway leads to the pleasant rear garden, being mainly laid to lawn with shrub borders and a paved patio area. There is again a picturesque outlook over surrounding countryside and a railway line, meaning the property is not directly overlooked.

AGENTS REF: - DJC/GD/YAR240085/07032024

Council Tax Band: **Tenure:** Freehold

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Tel: **01642 788878**



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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