



## 9 Eastfield Road , YO18 7HU

Price Guide £495,000



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, Pickering, YO18 7HU

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This beautifully presented, spacious detached property has been a very much loved and well maintained family home for many years. The property has recently undergone some updating with a newly fitted kitchen installed with a stunning central island unit with granite tops. The accommodation includes a welcoming entrance hall, sitting room opening to the dining room, fitted breakfast kitchen, guest WC and integral garage with electric roller door. To the first floor there are three double bedrooms and a dressing room with a staircase leading to the second floor where lies the Master bedroom with en-suite. The property benefits from plenty of parking to the front with a lovely, well maintained rear garden. An immaculate home with spacious room set in a lovely position of Pickering.

- A beautifully presented detached family home
- Integral garage with electric roller shutter door
- Plenty of off street parking
- Four double bedrooms, dressing room
- Guest WC to the ground floor
- Lovely maintained rear gardens
- Master bedroom with en-suite and snug area to the second floor
- Contemporary fitted breakfast kitchen with central island unit and granite tops
- A fantastic detached home with lovely, spacious rooms

## Entrance Lobby

5'6 x 2'5 (1.68m x 0.74m)

## Entrance Hall

With glazed composite door to the front aspect, radiator, stairs leading to the first floor and Karndean flooring

## Sitting Room

26'1 x 11'10 (7.95m x 3.61m)

UPVC double glazed front aspect window. Multi-fuel stove with 'Rosedale' stone surround and hearth, radiator and TV point. Open to:

## Dining Room

12'8 x 9'9 (3.86m x 2.97m)

UPVC double glazed rear patio doors leading to the garden. Door leading to:

## Kitchen Breakfast Room

18'3 x 12'9 (5.56m x 3.89m)

UPVC double glazed side and rear aspect window and

rear door. Range of wall and base units with granite work tops, ceramic sink unit, electric hob with extractor hood over, double oven, centre island, Karndean flooring and radiator. Intergrated dishwasher.

## Guest WC

4'7 x 2'5 (1.40m x 0.74m)

UPVC double glazed side aspect window, inset sink, low flush WC and fully tiled walls and floor.

## Integral garage

Electric roller shutter door (with remote), car inspection pit, gas boiler 'Valliant' and plumbing for a washing machine.

## First Floor Landing

UPVC double glazed front aspect window, radiator.

## Bedroom Two

14'6 x 11'10 max (4.42m x 3.61m max)

UPVC double glazed rear aspect window, radiator.

### Bedroom Three

12 x 11 (3.66m x 3.35m)

UPVC double glazed front aspect window, radiator, coving to the ceiling and TV point.

### Bedroom Four

8'3 x 12'8 (2.51m x 3.86m)

UPVC double glazed front aspect window, radiator and fitted wardrobes.

### Dressing Room

9 x 9'1 to back of satirs (2.74m x 2.77m to back of satirs)

UPVC double glazed rear aspect window, radiator, fitted wardrobes and stairs.

### House Bathroom

12'7 x 5'2 (3.84m x 1.57m)

UPVC double glazed side aspect window, walk in shower, panel bath, vanity wash basin unit, low flush WC, ladder heated towel rail and fully tiled walls and flooring.

### Second Floor / Snug Area

Under eaves storage, radiator. Walk in storage cupboard. Velux window.

### Master Bedroom

14'8 x 11'9 (4.47m x 3.58m)

Two Velux windows, radiator. Sloping ceilings.

### En-suite

8'8 x 5'5 (2.64m x 1.65m)

Velux window, panel bath, low flush WC, pedestal sink, heated towel rail and tiled flooring. Sloping ceiling.

### Exterior

The front of the property is block paved with plenty of off street parking. At the rear of the property is a raised paved patio area, lawn, mature shrubs and raised borders. Pond with electric pump, greenhouse, two sheds (one with electric). West facing. Outside tap.

### Services

Mains connected to gas, electric, water and drainage

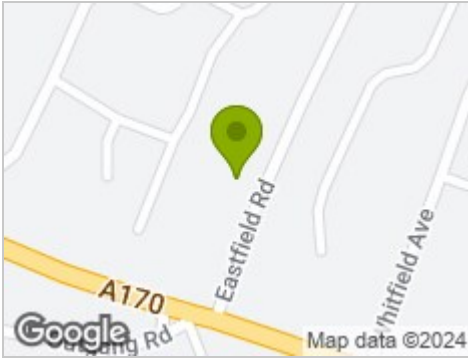
### Council Tax Band D

### Location

Pickering is a bustling and vibrant market town set on the edge of the North York Moors, and home to the North Yorkshire Moors Railway Station. This town offers plenty of shops and local amenities, as well as having a good primary and secondary schools. Situated between Scarborough, Whitby, Helmsley and a 20 minute drive to the nearby market town of Malton, which offers fantastic transport links for commuters to York, Leeds and London via rail and bus links.



## Road Map



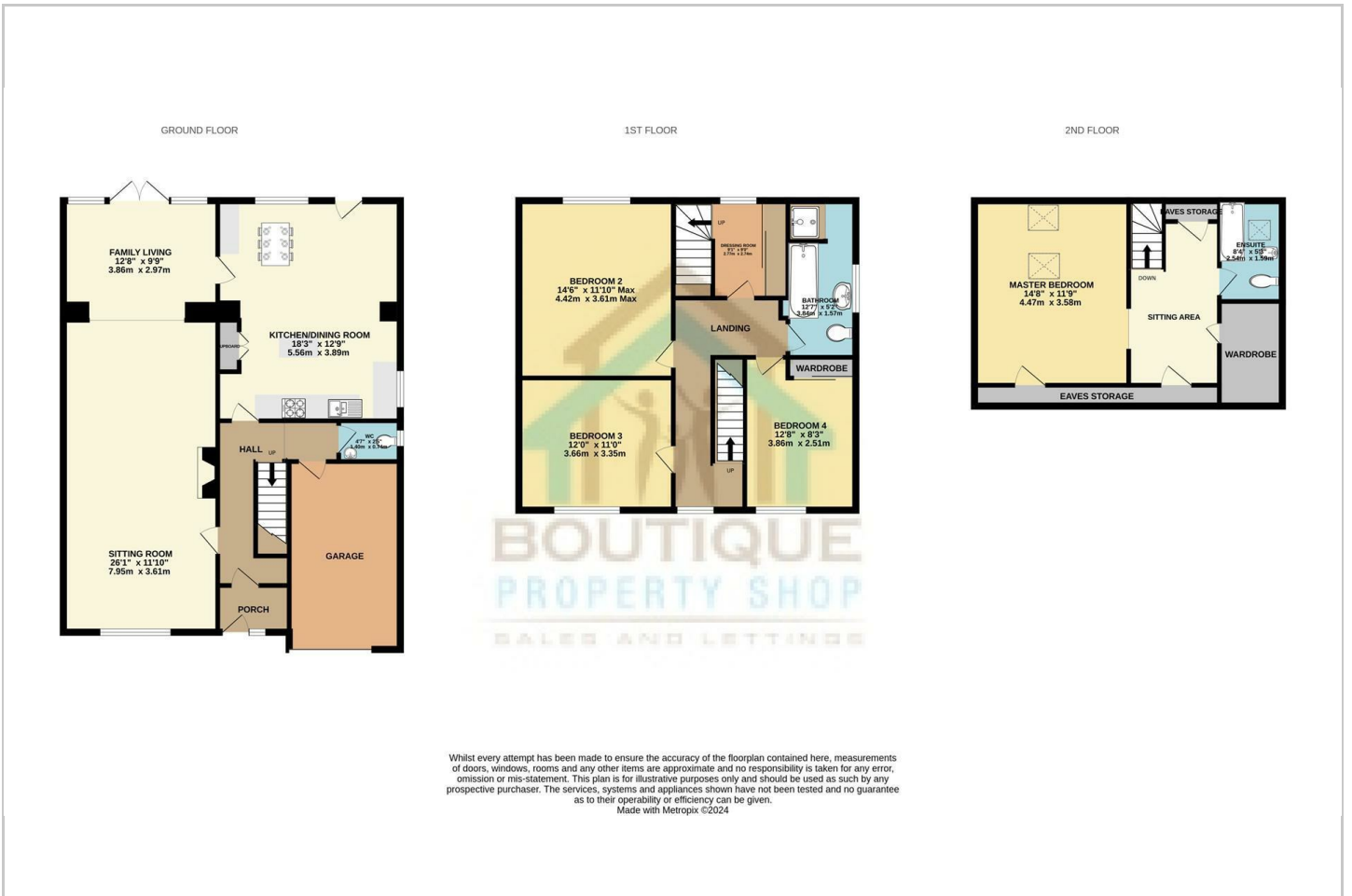
## Hybrid Map



## Terrain Map



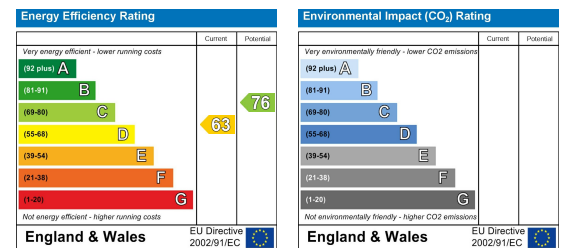
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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