



9 Whitby Road

Pickering, YO18 7HH

Price Guide £375,000



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A beautifully presented and charming Edwardian terrace, located in the desirable market town of Pickering. The property retains many of its original period features, whilst benefiting from a light and airy feel as a result of the beautifully designed and extended dining kitchen. The modern and bespoke interior exudes charm and character with plenty of space for the modern day family. The layout is configured over three floors with a welcoming entrance hall, cosy lounge with wood burning stove, a second reception room, opening into the luxurious dining kitchen with lantern roof window. There is a useful utility and ground floor WC. The first floor offers three fantastic sized bedrooms and the family bathroom with freestanding bath. A further floor offers a fourth bedroom with skylight window with views over the town. A truly stunning family home!

- Substantial four bedroom Edwardian terrace
- Bespoke, extended open plan breakfast kitchen
- Ground floor Utility and Guest WC
- Located within walking distance of Pickering town centre
- Two further reception rooms to the ground floor
- Immaculate, enclosed front and rear gardens with storage shed.
- Beautifully presented interior, retaining a wealth of original features
- Four good sized bedrooms
- A perfect family home in pristine condition throughout!

Entrance Porch

Double glazed front door and door leading to;

Inner Hall

Stone flooring, cupboard under the stairs, glazed inner door, radiator and spot lighting.

Living room

12'7 x 10'8 (3.84m x 3.25m)

UPVC double glazed bay window, wood burner with a stone mantle and surrounding, coving to the ceiling and radiator.

Second Living Room

15'8 x 13'3 (4.78m x 4.04m)

Radiator and storage unit

Kitchen

16'9 x 15'2 (5.11m x 4.62m)

Underfloor heating, wall and base units, Island, range cooker, integrated dishwasher, ceramic one and half sink, American fridge freezer, stone tiled flooring,

glass roof lantern, spotlights and double doors to the garden.

Utility / Boot Room

Double glazed door to the side aspect, radiator, space for a washer and dryer, wall and base units and tiled flooring.

Guest WC

5'2 x 2'8 (1.57m x 0.81m)

Window to the side aspect, radiator, pedestal sink, tiled flooring.

First Floor Landing

Airing cupboard, stairs to the second floor and understairs cupboard. New gas boiler.

Bedroom One

12'9 x 16'11 (3.89m x 5.16m)

Two windows to the front aspect, two radiators, two built in wardrobe, feature cast iron fireplace and picture rail.

Bedroom Two

12'8 x 10'9 (3.86m x 3.28m)

Window to the rear aspect, radiator, built in storage, feature cast iron fireplace and picture rail.

Bedroom Three

9'2 x 7'5 (2.79m x 2.26m)

Window to the rear aspect and radiator.

Family Bathroom

9'7 x 6'1 (2.92m x 1.85m)

Free standing bath with mixer taps, window to the side aspect, radiator, heated towel rail, vanity sink unit, walk in shower with rainfall shower head, tiled flooring, spotlighting and extractor fan.

Loft Room/Bedroom Four

13'5 x 16'1 (4.09m x 4.90m)

Two eaves storage, window to the front aspect, Velux window to the rear aspect, radiator and wood flooring.

Exterior

To the front there is a lawn and shrubs, a path to the front door and cast iron railings.

To the rear the garden has a paved patio, laid to lawn with raised beds, large wooden store cupboard, second store, outside tap and access to the rear lane.

Services

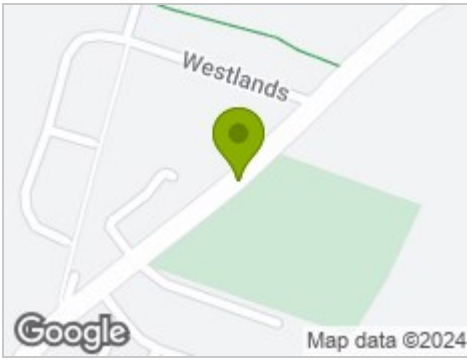
Mains connected to gas, electric, water and drainage.

Pickering

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.



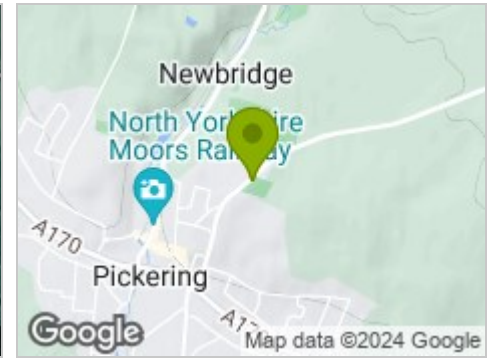
Road Map



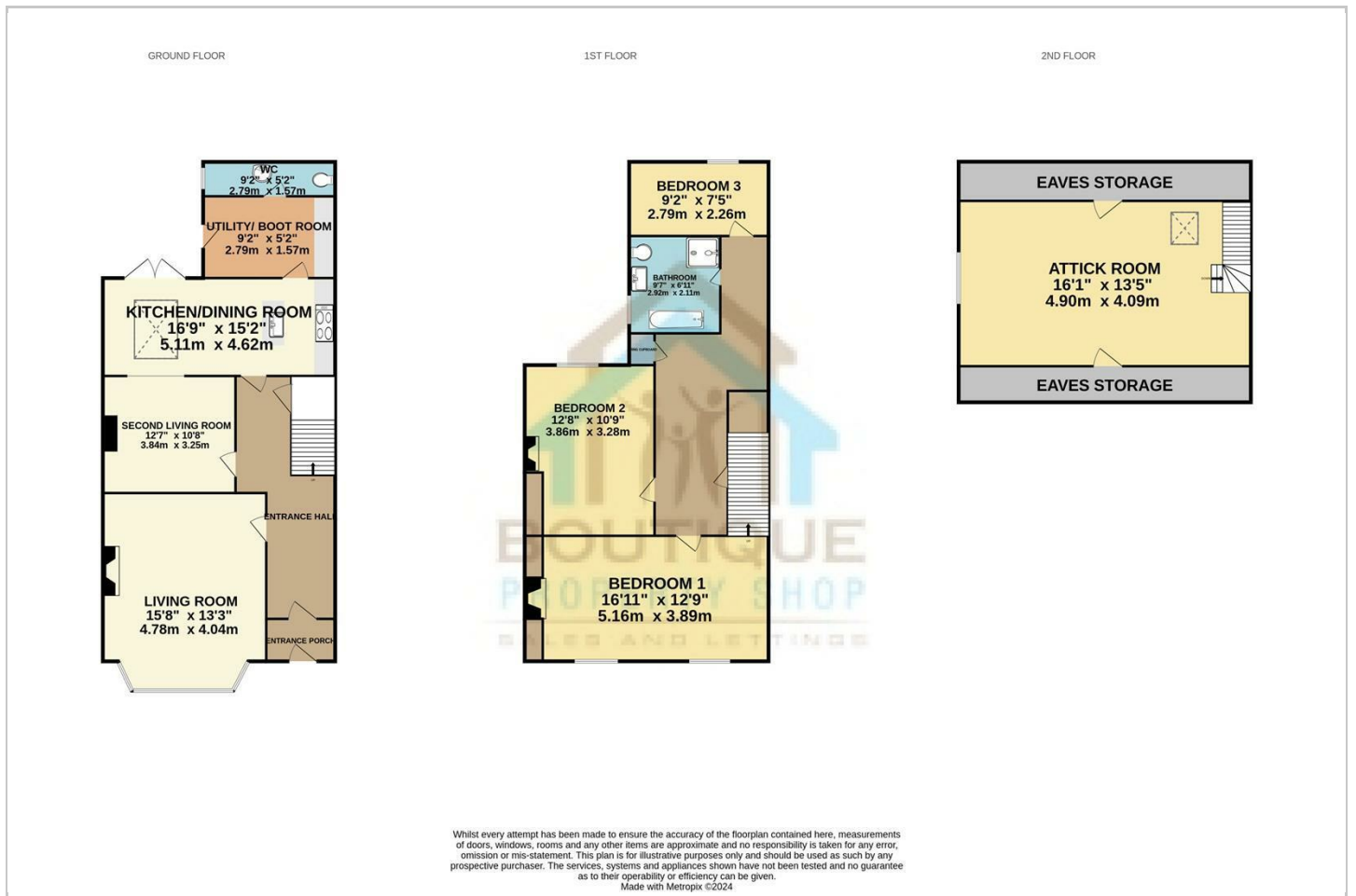
Hybrid Map



Terrain Map



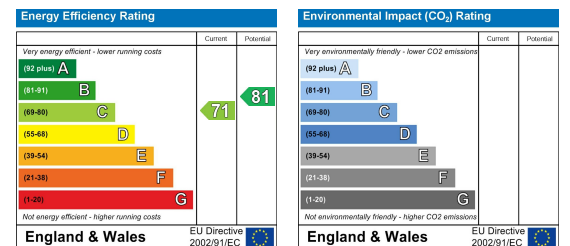
Floor Plan



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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