



THREE GABLES
HAWTHORN LANE
PICKERING

Cundalls



THREE GABLES HAWTHORN LANE, PICKERING NORTH YORKSHIRE, YO18 7HR

Malton 9 miles, York 28 miles, Leeds 53 miles (all distances are approximate)

A recently updated detached family home occupying a sizable plot with an exceptionally generous level parking, located on the eastern edge of Pickering.

- An immensely versatile individual build, providing over 2,400 ft² of accommodation in total with bedrooms to both floors.
- Recently improved, with new windows and doors throughout, a smart ground floor shower room. full redecoration and new floor coverings
- Entrance Hall - Sitting Room – Dining Room through to Kitchen - Utility Room – Cloakroom – Living Room – Study – Ground floor Bedroom – Bathroom suitable for limited mobility.
- Up to five bedrooms with up to two ground floor bedroom and three first floor double bedrooms which all have either en-suite bath or shower rooms.
- Attractively landscaped garden and grounds, including ample off-street parking and a pair of single garages.

OIEO £595,000
FREEHOLD

DESCRIPTION

An especially large and versatile family home set within generous south facing gardens and with a great level of parking. Located within easy reach of the centre of this popular market town

Three Gables is an exceptionally versatile property, with an arrangement of rooms which could be adapted to suit any number of needs. Ideal as a spacious family home but equally well-suited for those purchasers in need of a self-contained suite of rooms or annexe. The house has been updated over the past four years with new windows throughout, a full scheme of redecoration and new flooring and a smart ground floor shower room. Attractively presented, the accommodation amounts to 2,400 square feet. In brief comprises, entrance hall, large front facing sitting room, dining room which opens through to a south facing kitchen and an adjoining utility with a neighbouring cloakroom. Separate south facing living room and study/ground floor bedroom five.

To the ground floor is a large front facing bedroom with separate shower room, to the first floor are a further three large double bedrooms, all with fitted storage and each with an en-suite bath or shower rooms. The house is especially well served for storage with a number of fitted walk in cupboards, large airing cupboard, fitted landing office area and walk in attic storage room which houses the replaced (2020) boiler.

Three Gables sits on a generous plot, set well back from Hawthorn Lane with a recently resurfaced in and out driveway. The gardens have been newly landscaped by the current owners with a lawned garden to the front and an attractive south facing garden to the rear, with Indian stone paved terrace, lawn and well-placed decked area. There is ample off-street parking on the newly laid resin driveway and two separate single garages.

LOCATION

Pickering, known as 'The Gateway to the Moors' is a charming market town with a wide range of amenities including primary and secondary schools, sports centre, restaurants, public houses and an array of retailers. The town also boasts a number of visitor attractions. The historic City of York is situated about 30 miles to the south and provides a wide range of services and amenities including a main line train service to London Kings Cross and Edinburgh in less than 2 hours.

ACCOMMODATION COMPRISES

ENTRANCE HALL

7.00 m(23'0") max x 2.00 m(6'7")

Composite front door with full height window to the side. Double width radiator. Stairs to the first floor with fitted storage cupboard. Wall lights. Coving.

SITTING ROOM

5.75 m(18'10") x 4.00 m(13'1")

Curved bay window to the front. Marble fireplace housing gas, living flame fire. Radiator. Television point. Coving. Wall lights.

DINING AREA

4.30 m(14'1") x 4.00 m(13'1")

Pair of casement windows to the side elevation. Inset pebble effect electric fire. Fitted storage cupboard. Coving. Radiator. Open through to;



KITCHEN

4.40 m(14'5") x 2.40 m(7'10")

Range of cream gloss fronted units with granite effect worktops incorporating one and a half bowl stainless steel sink unit. Casement window to the rear. Flavell Range oven with extractor hood overhead. Radiator.



UTILITY ROOM

3.00 m(9'10") x 2.00 m(6'7")

Range of cream gloss fronted units with granite effect worktops incorporating one and a half bowl stainless steel sink unit. Automatic washing machine point. Tumble drier point. Dishwasher point. Radiator. Door to the front. Rear hallway with access out to the rear garden and access into the garage.

CLOAKROOM

1.80 m(5'11") x 1.30 m(4'3")

Low flush WC. Pedestal wash hand basin. Window to the rear. Fitted storage. Newly laid flooring.

LIVING ROOM

6.80 m(22'4") x 3.00 m(9'10")

Casement window to the rear. Fully glazed doors leading out to the garden. Television point. Coving.

STUDY/BEDROOM FIVE

3.00 m(9'10") x 2.80 m(9'2")

Casement window to the rear. Radiator. Range of fitted cupboards. Television point.

BEDROOM FOUR

4.00 m(13'1") x 3.60 m(11'10")

Casement window to the front. Radiator. Range of fitted wardrobes. Recessed ceiling lights. Television point.

SHOWER ROOM

2.00 m(6'7") x 1.80 m(5'11")

Walk in shower with natural tiled surround and with dual showerhead over. Wash hand basin set into a cabinet. Low flush WC. Heated ladder towel rail. Underfloor heating. Extractor fan. Casement window to the side.



FIRST FLOOR

LANDING

Velux roof light. Loft inspection hatch. Built in office area with shelving and desk. Telephone point. Large walk in airing cupboard housing hot water cylinder and with slatted shelving.

BEDROOM ONE

4.11 m(13'6") max x 3.75 m(12'4") max (inc en-suite)
Curved bay window to the front elevation. Moulded coving. Radiator. Television point. Fitted cupboard.



EN-SUITE BATHROOM - Corner shower cubicle with Mira shower overhead. Low flush WC. Pedestal wash hand basin. Fully tiled walls and floor. Electric light and shaver point. Chrome heated ladder towel rail. Extractor fan.

BEDROOM TWO

4.00 m(13'1") x 3.16 m(10'4")
Casement window to the side. Range of fitted wardrobes. Walk in storage cupboard. Television point.

EN-SUITE BATHROOM

3.00 m(9'10") x 1.80 m(5'11")
Bath with Aqualisa shower overhead. Low flush WC. Pedestal wash hand basin. Fully tiled walls and floor. Electric light and shaver point. Chrome heated ladder towel rail. Extractor fan. Casement window to the side. Access into a sizeable storage room housing internet router point and 2020 replaced gas fired central heating boiler.

BEDROOM THREE

4.00 m(13'1") x 3.40 m(11'2")
Casement window to the side. Radiator. Pair of fitted cupboards. Television point.

EN-SUITE SHOWER ROOM

1.80 m(5'11") x 1.70 m(5'7")
Corner shower cubicle with Aqualisa shower overhead. Low flush WC. Pedestal wash hand basin. Fully tiled walls and floor. Electric light and shaver point. Chrome heated ladder towel rail. Extractor fan. Velux roof light.



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OUTSIDE

Three Gables is set well back from Hawthorn Lane with a re-laid resin in and out drive providing ample space for parking and turning, along with a pair of garages. To the front the garden has been attractively landscaped with a central border flanked by lawn. At the rear the garden has been laid to lawn with a wide stone paved terrace taking advantage of the sheltered south facing position the rear of the property faces. To the side is a well-placed decked entertaining and seating area and a number of shrubs and plantings provide welcome splashes of colour and interest. A useful timber garden shed stands in the far corner of the garden. There are two outside power points and two outdoor taps.



INTEGRATED GARAGE

6.64 m(21'10") x 2.80 m(9'2")

Electric door. Window to the rear.

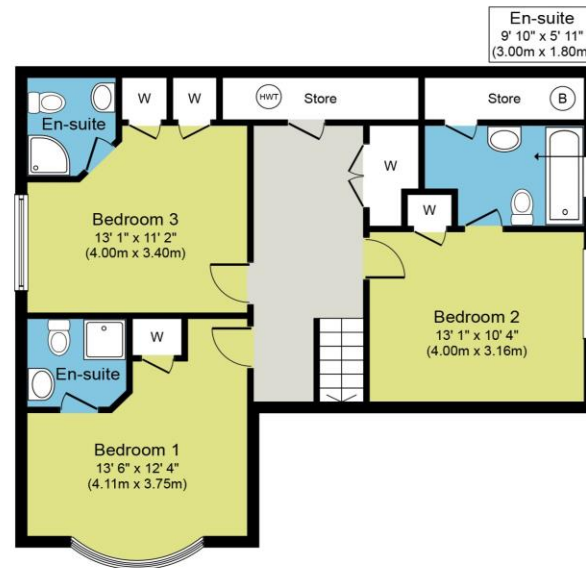
SINGLE GARAGE

5.30 m(17'5") x 2.60 m(8'6")

Electric up and over door. Window to the rear.



Ground Floor
Approximate Floor Area
1,625 sq. ft.
(151.0 sq. m.)



First Floor
Approximate Floor Area
781 sq. ft.
(72.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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GENERAL INFORMATION - REMARKS & STIPULATIONS

- Services: Mains gas, water, drainage and electric. Super fast high speed broadband & 4G available (provider dependant)
- Planning: Ryedale District Council
- Council Tax: Band F
- Tenure: The property is Freehold with vacant possession to be given upon completion.
- EPC: Current D/63 Potential C/80

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.