

## RIVENDEL, WHITBY ROAD PICKERING



**An individual, detached bungalow, set in a mature plot with an attractive, elevated open view southwards, located within easy reach to the centre of the town.**

Spacious and well-proportioned accommodation of almost 1,200 ft<sup>2</sup> in total.

Entrance Hall – Sitting Room – Dining Room - Breakfast Kitchen – Sun/Garden Room - Cloakroom

Three bedrooms – Shower Room – Large loft space with potential

Well established garden and grounds. Single garage – Ample off-street parking

**NO ONWARD CHAIN**

### GUIDE PRICE £450,000

Built in 1963 by Halder's, a highly regarded local builder, Rivendel occupies a generous plot amounting to 0.20 acres in total. The property provides a comfortable range of accommodation, approximately 1,172 square feet in total with Upvc double glazing throughout and a modern central heating system. Well-proportioned and with an easy flow of space, Rivendel would now benefit from a gentle scheme of cosmetic refurbishment but offers much scope to create an attractive home within a sought-after part of the town.



In brief; entrance hall, sitting room, dining room, breakfast kitchen and a sunroom to the rear with cloakroom. There are three double bedrooms and a modern shower room. The loft space is especially large and offers some potential to extend the accommodation, if required subject to any necessary planning consents.

Well established gardens lie to both sides and there is plenty of parking to be found on the driveway to the front and within the single garage.



Pickering is a bustling market town, famous for its castle and steam railway, and located on the southern boundary of the North York Moors National Park and close to the heritage coastline. The town offers a wide range of amenities, including primary and secondary school, sport centre, restaurants, public houses and an array of retailers.

## ACCOMMODATION COMPRISES

### ENTRANCE HALL

Composite front door with window to both sides. Radiator. Fitted coats cupboard. Coving. Loft inspection hatch – the loft has a drop-down ladder, the loft itself covers the full footprint of the ground floor and has good head height, offering the potential to extend the accommodation into if required (subject to any necessary consents).

### SITTING ROOM

6.17 m (20'3") x 3.77 m (12'4")

Dual aspect room with windows to the front and side. Gas fire set into a tiled fireplace, with matching hearth. Two radiators. Coving. Television point. Glazed double doors into the Dining Room.



### DINING ROOM

3.76 m (12'4") x 3.00 m (9'10")

Casement windows to the side and rear. Radiator. Glazed door through to the Kitchen.





### KITCHEN

3.76 m (12'4") x 3.00 m (9'10")

Range of matching fitted base and wall units incorporating stainless steel sink unit with mixer tap. Tiled splashbacks. Casement window to the rear. Dishwasher point. Washing machine point. Casement window to the rear. Radiator. Rear door to the Garden Room.



### SUN/GARDEN ROOM

4.21 m (13'10") x 2.70 m (8'10")

Dual aspect with windows to the rear and side. Composite back door, newly fitted in 2024. Fitted storage cupboard.

### CLOAKROOM

1.58 m (5'2") x 1.37 m (4'6")

Low flush WC. Corner wash hand basin. Window to the rear. Water heater.

### BEDROOM ONE

3.62 m (11'11") x 3.61 m (11'10")

Casement window to the front. Radiator.



### BEDROOM TWO

3.60 m (11'10") x 3.00 m (9'10")

Casement window to the side. Fitted wardrobe. Radiator.

### BEDROOM THREE

3.00 m (9'10") x 2.84 m (9'4")

Casement window to the rear. Fitted cupboard. Radiator.



### SHOWER ROOM

2.50 m (8'2") x 2.00 m (6'7")

Corner shower cubicle. WC and wash hand basin set into a vanity unit. Casement window to the rear. Tiled walls. Chrome heated ladder towel rail. Airing cupboard housing the hot water cylinder.



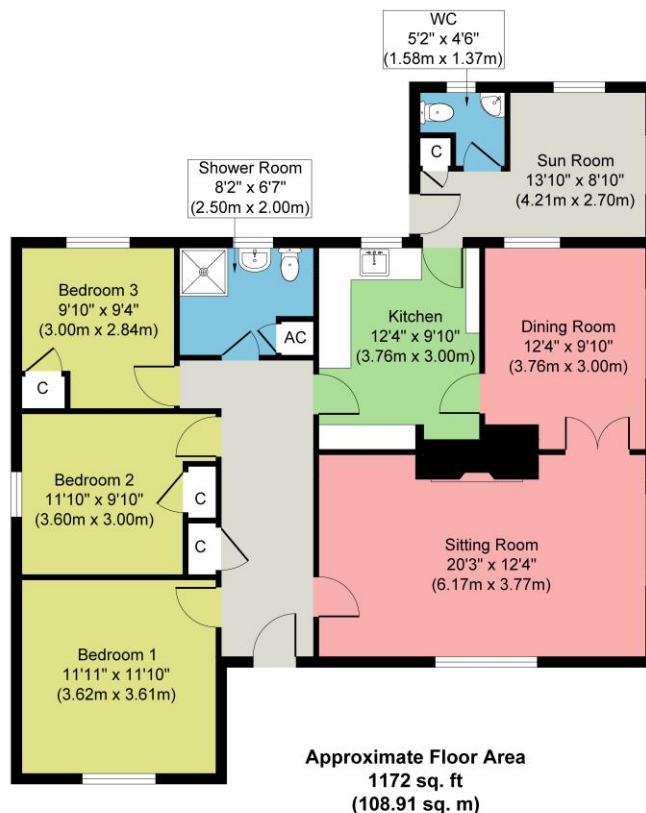
### OUTSIDE

The property is set well back from the roadside with ample parking to the front. The front garden is attractively landscaped with stone flagging and lawn edged by mature hedgerows. To the rear is a stone flagged dining area and a neat, level lawn with vegetable garden to the side, upon which is a useful aluminium greenhouse and timber garden sheds.

### GARAGE

5.30 m (17'3") x 2.70 m (8'8")

Up and over metal door. Worcester gas fired central heating boiler. Electric light and power. Door to the side. Window to the rear.



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)

#### GENERAL INFORMATION

Services: Mains water, gas, drainage and electricity. Gas fired Central Heating.  
 Tenure: We understand that the property is freehold, and that vacant possession will be granted upon completion.  
 Council Tax: E  
 Post Code: YO18 7HL  
 EPC: TBC  
 Viewing: Strictly by appointment with the Agent's Pickering office.

*The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. 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 within the firm's employment has the authority to make or give any representation or warranty in respect of the property.*

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

C025 Printed by Ravensworth 01670 713330