

48 ROSAMUND AVENUE PICKERING



An attractive modern home, situated within a highly regarded and sought after residential area, in easy reach to the centre of this popular market town.

Over 1,700 square feet of attractive, modern accommodation.

Entrance Hall – Dining Room - Sitting Room – Garden Room– Kitchen – Utility

Ground floor double Bedroom – House Bathroom – Two First Floor Double Bedrooms –Shower room

Beautifully landscaped garden and grounds to all sides. Off Street Parking . Garage

Upvc Double Glazing. Gas-Fired Central heating.

GUIDE PRICE £550,000

An attractive stone built detached property, situated within a highly sought after area of the town with beautiful gardens, integral garage and off street parking.

48 Rosamund Avenue provides a versatile and well-presented range of modern accommodation arranged over two floors which amounts in all to around 1,700 square feet. Modern, stylish accommodation comprises; entrance hall with solid wood floor, dual aspect dining room, sitting room and a light and bright adjoining south facing garden room with doors opening out on the garden. Stylish breakfast kitchen with a separate utility room. Ground floor double bedroom and the modern bathroom. On the First Floor are two generous double bedrooms and a further re-fitted shower room. The property is double glazed throughout with full gas fired central heating.

48 Rosamund Avenue occupies a plum position within the development, being one of the largest plots with a beautifully maintained garden and grounds to all sides. The rear garden is sheltered, private and benefits from an attractive open aspect across the rooftops, looking westwards. Well established with well stocked borders, lawn and a raised terrace. Off street parking to the front on the driveway and within the attached garage.



Pickering is a busy market town on the southern boundary of the North York Moors National Park and some 25 miles north of the city of York. Rosamund Avenue is located on the northern fringes of town, close to Pickering Castle and offers easy access to a wide range of amenities, including primary school, surgery, library, sports centre and swimming pool. Convenient also for the surrounding countryside; the neighbouring North York Moors National Park to the north and the Heritage Coastline to the east.

ACCOMMODATION COMPRISES

ENTRANCE HALL

4.44 m(14'7") x 2.03 m(6'8")

Composite front door with inset fan light and full height panes to both sides. Solid wood floor. Radiator. Stairs to the First Floor. Telephone point. Coving.



DINING ROOM

4.41 m(14'6") x 4.20 m(13'9")

Curved bay windows to the front and side. Two radiators. Tiled fireplace with timber surround housing the electric fire. Television point. Coving.



SITTING ROOM

4.24 m(13'11") x 3.80 m(12'6")

Tiled fireplace with matching hearth and a carved timber mantel, housing an electric stove. Casement windows to the rear overlooking the garden. Pair of casement windows to the side. Coving. Radiator. Television point. French windows open through to;



GARDEN ROOM

4.54 m(14'11") x 2.61 m(8'7")

French doors out onto the terrace with full height windows to both sides. Casement window to the rear. Pair of casement windows to the side. Radiator.



BREAKFAST KITCHEN

3.93 m(12'11") x 3.41 m(11'2")

Range of fitted base and wall units with granite effect worktops incorporating stainless steel sink unit. Tiled splashback. Integrated electric double oven. Integrated four ring hob with extractor hood over. Integrated fridge. Casement window overlooking the garden. Recessed ceiling lights. Coving. Solid wood floor. Radiator. Airing cupboard.



UTILITY ROOM

3.64 m(11'11") x 1.95 m(6'5")

Fitted range of base and wall units incorporating stainless steel sink unit. Radiator. Casement window to the side. Automatic washing machine point. Wall mounted Ideal gas fired central heating boiler. Door out to the garden. Inner door to garage.

INTEGRAL GARAGE

4.80 m(15'9") x 3.70 m(12'2")

Remote controlled electric up and over door. Electric light and power. Window to the side. Water tap.

GROUND FLOOR BEDROOM

3.74 m(12'3") x 3.64 m(11'11")

Casement window to the front. Coving. Radiator. Fitted bedroom furniture.



GROUND FLOOR BATHROOM

2.80 m(9'2") x 2.30 m(7'7")

Walk in shower cubicle. Bath. Low flush WC. Pedestal wash hand basin set within a vanity unit. Radiator. Casement window to the rear. Drawer unit. Extractor fan. Recessed ceiling lights.



FIRST FLOOR

LANDING

Loft inspection hatch.

BEDROOM TWO

4.14 m(13'7") x 3.67 m(12'0")

Two fitted cupboards. Two eaves storage cupboards. Fitted wardrobe with mirror fronted wardrobes. Radiator. Casement window to the side.

BEDROOM THREE

4.01 m(13'2") x 3.68 m(12'1")

Two fitted cupboards. Radiator. Casement to the side. Eaves storage cupboard.



SHOWER ROOM

2.58 m(8'6") x 1.82 m(6'0")

Low flush WC. Pedestal wash hand basin. Walk in shower cubicle. Radiator. Casement window to the rear. Panelled walls. Extractor fan.



GARDEN

The landscaped gardens are a real feature of the property with a raised stone terrace giving way to a lawned area, bounded by well stocked herbaceous borders filled with shrubs, flowering perennials and spring bulbs. The garden faces south west and has been planted and arranged in such a way that there are many different areas to sit out and take in the pretty outlook, with a view towards Pickering castle to the North.

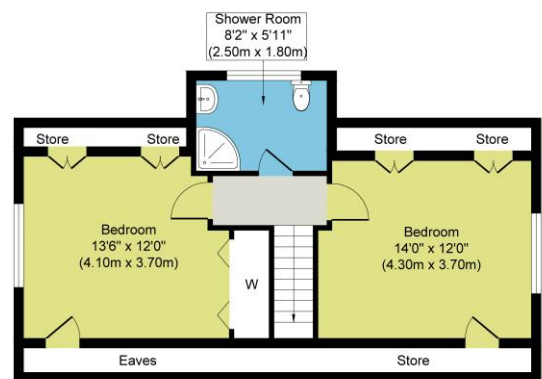
Grounds surround the property to three sides, planted up with a carefully selected scheme of planting, providing colour and interest and nicely framing the property from Rosamund Avenue.

To the front there is ample parking on the drive and within the generous garage. A shed stands within the garden and there is a useful store room, which adjoins the house, measuring 1.8 m x 0.84 m with outside tap and a window to the rear.





Ground Floor
Approximate Floor Area
1287 sq. ft
(119.55 sq. m)



First Floor
Approximate Floor Area
458 sq. ft
(42.53 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. 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.

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GENERAL INFORMATION

Service: Mains water, drainage, gas and electric.
 Council Tax: Band F
 Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
 Planning: North Yorkshire County Council. Ryedale House, Malton, YO17 7HH. Tel: 01653 600666
 Viewing: Strictly by appointment with the Agent's Pickering office.
 Post Code: YO18 7HF
 EPC: Current C/69 Potential C/74

ADDITIONAL INFORMATION

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.

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