

Mark Stephenson's

ESTATE & LETTING AGENTS



Bramblegarth, First Avenue, Pickering, YO18 8AQ

£565,000

- Quality 1950's built detached home
- Extensive rear gardens
- Superb dining size kitchen
- Highly regarded residential area
- Extremely well appointed
- Reception room onto the gardens
- Easy walk to the town centre
- Updated in recent few years
- Re-wired & new central heating

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Bramblegarth, First Avenue, Pickering YO18 8AQ

A traditional detached property located on this well established avenue within easy walking distance of the well served town centre. Bramblegarth is believed to have been built during the early 1950's, the current owners have made certain alterations and carried out various updating works in only the last small few years. A particular feature are the generous and very well stocked gardens which enjoy aspects from both the south and west. Reception hallway, sitting room, excellent dining kitchen, side entrance and utility, cloaks WC, four bedrooms, bathroom and separate shower room. Re-wired, new heating system, single attached garage and lots of scope to extend onto the rear if needed we feel.



Council Tax Band: E



General information

Pickering is an attractive market town on the edge of the beautiful North York Moors National Park and 18 miles from the Heritage Coast. There is a wealth of pubs, eateries individual shops and all the other amenities expected in a market town; including the market itself held every Monday. The iconic North Yorkshire Moors Steam Railway is based in Pickering with some services to Whitby - the famous seaside town from where Captain Cook set sail in the endeavour in the 1700s. There is a wonderful Norman castle in Pickering owned by English Heritage and the surrounding countryside is a haven for wildlife and walkers.

Services

All mains are connected.

Central heating is from a modern boiler in the side porch/utility.

Entrance Vestibule

With the original external oak door, quarry tiled floor, inner door into the reception hallway.

Reception hallway

Providing a lovely first impression with staircase to the first floor, parkay flooring, under stairs cupboard, side window and radiator.

WC

Refitted two piece suite, side window and radiator.

Sitting room

Taking full advantage of the recessed rear facing windows and French

doors opening into the delightful gardens. Gas fire in a traditional style surround, parkay flooring, two radiators.

Dining kitchen

Tastefully refitted and opened out into what was a separate small utility but now providing a large dining/living/kitchen full of light with a new range of base and wall level units, integrated fridge, oven/hob and dishwasher, windows front and rear, walk in pantry cupboard, two radiators, door into the side entrance/utility.

Side entrance/utility

External doors both at the front and out to the rear, large velux style window, base and wall cupboards, plumbing for washer, gas fired central heating boiler, store room off with water cylinder.

First floor landing

Side facing window, built in cupboard, large loft hatch with fold down ladder. Radiator.

Bedroom 1

Rear and side windows, built in wardrobes, radiator.

Bedroom 2

Rear window, wardrobes, radiator.

Bedroom 3

Rear and side windows, radiator.

Bedroom 4

Front window, radiator.

Bathroom

Front facing window, heated towel rail, refitted three piece suite and shower attachment.

Separate shower

Cubicle, front facing window.

Gardens

The rear gardens are a particular feature at Bramblegarth, extremely well stocked and maintained enjoying delightful aspects from both the south and west. There are generous lawned areas, mature beds and borders, established boundaries, patio area and rear door into the garage. Should someone so wish we believe the rear elevation allows considerable scope to enlarge subject to the usual consents.

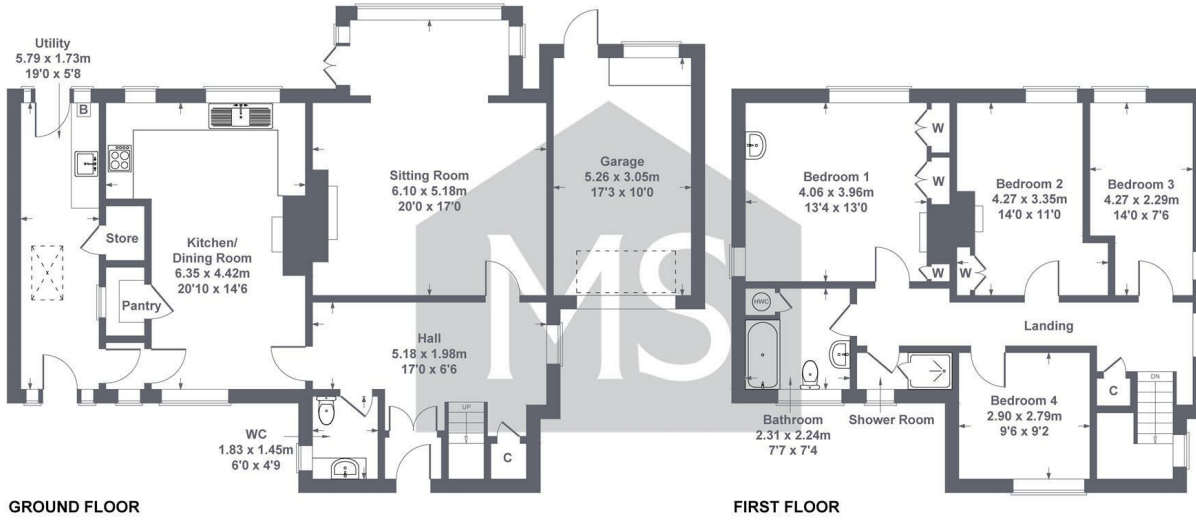
Garage

Approx 17ft 3 long x 10ft wide



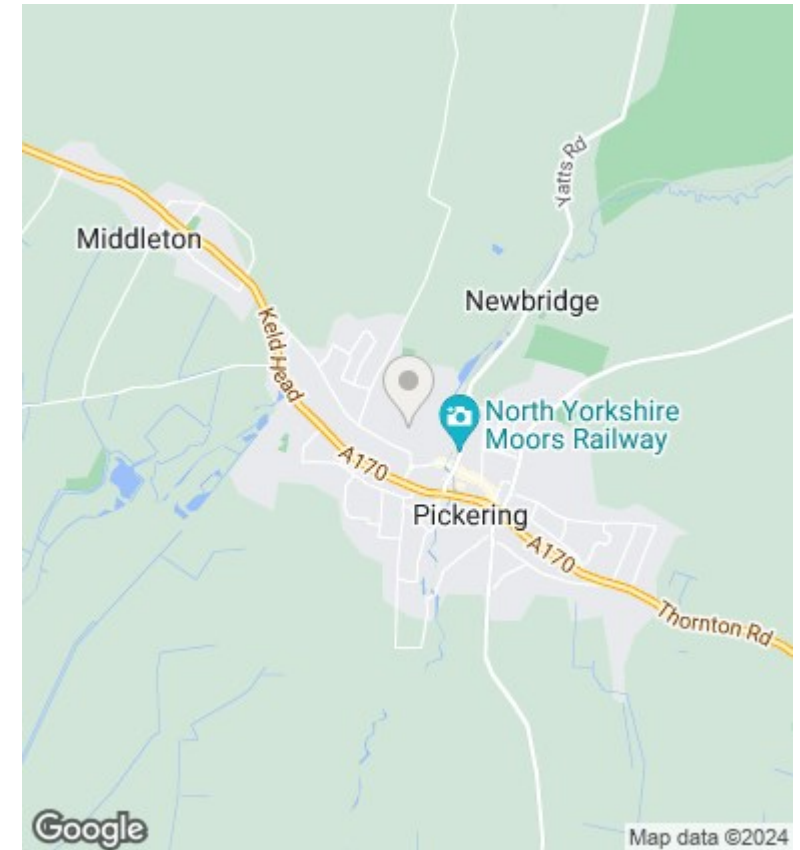


Approximate Gross Internal Area 1747 sq ft - 162 sq m
 Garage 173 sq ft - 16 sq m
 Total 1920 sq ft - 178 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Directions

Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

Council Tax Band

E

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 78 |
| (69-80) C | 65 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |