



22 Hallgarth | Pickering, YO18 7AW

An attractive Grade II listed spacious bay fronted terrace home situated in this highly sought after location being beautifully presented throughout. Accommodation comprising; Reception hallway, open plan living space, well appointed kitchen with wood block work surfaces, a row of appliances, large range cooker and five ring gas hob, utility room, cloakroom with w.c., first floor;

landing, 3 bedrooms over two floors including double bedroom with en-suite shower room and bathroom with bath and rainfall shower over, wash hand basin, w.c.. Gas central heating system and wood burning stove, enclosed garden with patio, laid lawn with flower/shrubbery borders.

22 Hallgarth is presently run as a successful holiday cottage but also makes a lovely family home. Internal viewing highly recommended.

Offers Over £300,000



22 Hallgarth | Pickering



ENTRANCE DOOR

leads to Reception Hallway

RECEPTION HALLWAY

With tiled flooring, stairs to first floor landing, central heating radiator.

SITTING ROOM

10'6" x 9'10" plus bay (3.20m x 3.00m plus bay)

With wood flooring, bay window to front elevation, multi burning stove, archway to the side of the fireplace.

DINING AREA

12' x 9'10" (3.66m x 3.00m)

With understairs storage cupboard, central heating radiator, wooden flooring.

BREAKFAST KITCHEN

13'6" x 12'6" max 6'4" min (4.11m x 3.81m max 1.93m min)

Housing a range of base units, wood block work surfaces, breakfast bar with wood block surface and cupboards below, range oven with five ring hob and ovens below, Belfast sink with mixer tap, tiled splash

backs, spot lighting, tiled flooring, central heating radiator, sky light window, double glazed sash window.

UTILITY AREA

5' x 4'4" (1.52m x 1.32m)

With tiled flooring, stable door to outside, plumbing for automatic washing machine, space for dryer.

CLOAKROOM

With pedestal wash hand basin, low flush w.c., Wall mounted Worcester boiler, tiled flooring, double glazed window.

FIRST FLOOR

GALLERIED LANDING

MASTER BEDROOM

13' x 10'10" (3.96m x 3.30m)

With two central heating radiators, two sash windows to the front elevation.

EN-SUITE

Comprising double shower cubicle with shower unit and shower rose, pedestal wash hand basin and low flush w.c., tiled flooring, chrome heated towel rail, spot lighting, half wood panelling to walls.



BEDROOM TWO

23'6" x 6'4" (7.16m x 1.93m)

With double glazed sash windows, two central heating radiators and spot lighting.

BATHROOM

Panelled bath with shower rose over, pedestal wash hand basin, low flush w.c., partial wall tiling, window to the rear elevation.

SECOND FLOOR

Staircase to second floor landing.

BEDROOM THREE

12'11" x 9'11" plus 7' x 5'11" (3.94m x 3.02m plus 2.13m x 1.80m)

With sash window to the front, double glazed window to the rear, two central heating radiators, under eaves storage and double glazed velux window.

EXTERIOR

Charming rear walled garden laid to lawn with planted borders, flagged patio area creating a delightful sitting/dining area.

NB. There is a pedestrian right of way in favour of the adjoining property over the rear of number 22.

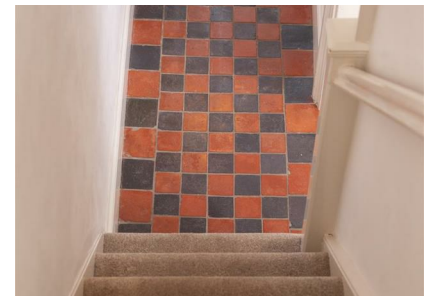
COUNCIL TAX

We are advised that the rateable value is £5,200, Annual Charge of £2,594.80 but currently claim small business relief.

LOCAL AUTHORITY: Ryedale District Council, Ryedale House, Malton. Tel: 01653 600666.

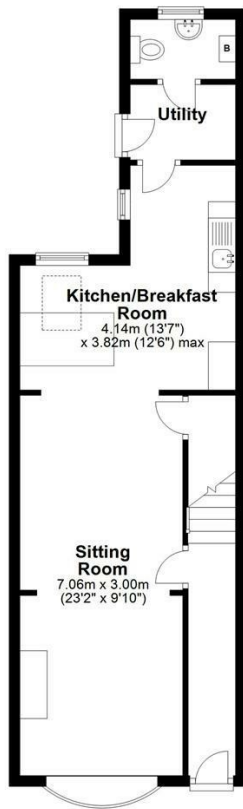
SERVICES

Mains water, electricity, drainage and gas.

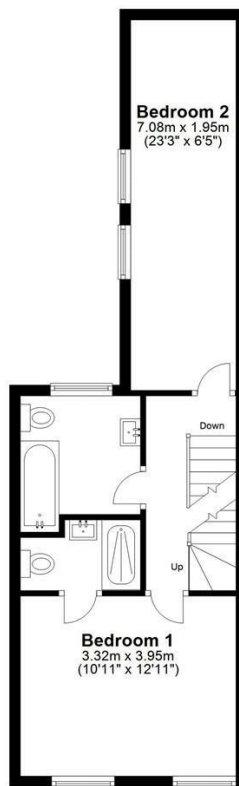


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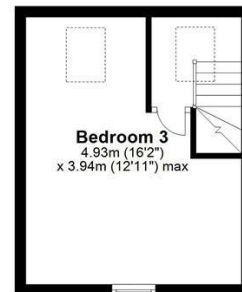
Ground Floor
Approx. 46.4 sq. metres (499.9 sq. feet)



First Floor
Approx. 41.3 sq. metres (444.4 sq. feet)



Second Floor
Approx. 19.6 sq. metres (210.7 sq. feet)



Total area: approx. 107.3 sq. metres (1155.1 sq. feet)
22 Hallgarth, Pickering

VIEWING

Strictly by appointment with the agents.

COUNCIL TAX BAND

ENERGY PERFORMANCE RATING

E

St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk

boultoncooper.co.uk



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