26 Rosamund Avenue | Pickering, YO18 7HF

BoultonCooper

BC
Est. 1801

26 Rosamund Avenue
Pickering

An attractive detached home situated in this highly sought after and desirable residential location near to Pickering castle. The property offers well proportioned accommodation with private front garden and good sized rear garden. The accommodation lies over two floor and comprises of Entrance porch, spacious sitting room, dining room, kitchen, utility and cloakroom. Lovely galleried landing to the first floor with four double bedrooms and family bathroom.
Well maintained gardens with mature planting, driveway leading to garage.
Internal viewing highly recommended.
No onward chain.

Guide Price £440,000

Accommodation Comprises

Entrance Door
Leads to:

Entrance Porch
With door leading to:

Hallway/Dining Room
4.45m x 2.03m & 3.68m x 3.18m (14'7" x 6'8" & 12'1" x 10'5")
With coving to ceiling, central heating radiator, double glazed window to the front elevation, archway, double doors to dining kitchen. Stairs lead to galleried landing.

Dining Kitchen
3.15m x 3.15m (10'4" x 10'4")
Comprising 1 1/2 bowl drainer sink unit with mixer tap over and set within rolled edge work surfaces, further wall and base units incorporating drawer compartments with tiled splash backs, display cabinets, extractor fan, central heating radiator, built in dishwasher, partial wall tiling and double glazed window to the rear elevation.

Utility Room
3.15m x 2.03m (10'4" x 6'8")
With belfast sink, free standing boiler, tiled flooring, central heating radiator, door to outside.

Cloakroom
With low flush w.c., window and tiled flooring.

Spacious Sitting Room
6.99m x 3.66m (22'11" x 12')
Having a stone feature fireplace with multi burning stove, tiled hearth, central heating radiator, coving to ceiling and double glazed bay window to the front elevation and double glazed bay window to the side elevation. French doors open up onto the rear garden.

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Galleried landing

With access to roof space being part boarded, coving to ceiling, central heating radiator and double glazed window to the front elevation.

Bedroom One
3.68m x 3.18m (12'1" x 10'5")

Built in wardrobes, central heating radiator, coving to ceiling, double glazed window to the front elevation.

Bedroom Two
3.00m x 3.63m (9'10" x 11'11")

With built in wardrobes, central heating radiator, coving to ceiling, double glazed window to the front elevation.

Bedroom Three
3.20m x 3.63m (10'6" x 11'11")

With central heating radiator, coving to ceiling, double glazed window to the rear elevation.

Bedroom Four
3.15m x 3.15m (10'4" x 10'4")

With central heating radiator, double glazed window to the rear elevation, two built in wardrobes.

Bathroom

Comprising panelled bath with shower unit over, pedestal wash hand basin, low flush w.c., built in airing cupboard housing hot water cylinder, central heating radiator, double glazed window.

Outside

To the front the garden is laid to lawn with flower/shrubbery borders, driveway to the side leading to GARAGE 16'6" x 8'11" having light and power, up and over door and personal door to rear. Attractive rear garden with patio area, laid lawn, attractive flower/shrubbery borders and various other trees and shrubs, SUMMERHOUSE , established trees, secondary patio area and secret garden to the extreme rear with mature planting.

Services

Mains gas, electricity, water and drainage.
Solar panels (owned) which heat water only.

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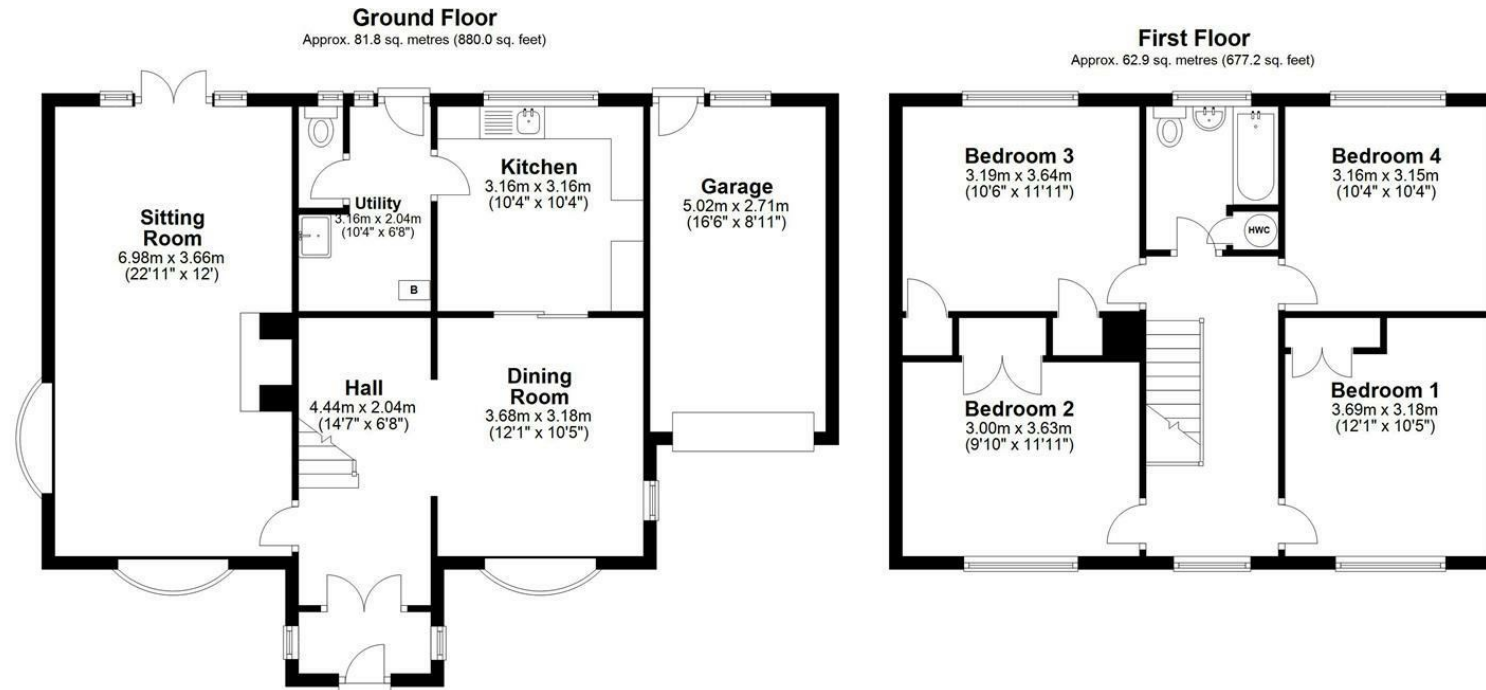
VIEWING
Strictly By Appointment with the agents

COUNCIL TAX BAND
F

ENERGY PERFORMANCE RATING
E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

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Ground Floor
Approx. 81.8 sq. metres (880.0 sq. feet)

Sitting Room
6.98m x 3.66m
(22'11" x 12')

Utility
3.16m x 2.04m
(10'4" x 6'8")

Kitchen
3.16m x 3.16m
(10'4" x 10'4")

Garage
5.02m x 2.71m
(16'6" x 8'11")

B

Hall
4.44m x 2.04m
(14'7" x 6'8")

Dining Room
3.68m x 3.18m
(12'1" x 10'5")

First Floor
Approx. 62.9 sq. metres (677.2 sq. feet)

Bedroom 3
3.19m x 3.64m
(10'6" x 11'11")

Bedroom 4
3.16m x 3.15m
(10'4" x 10'4")

HWC

Bedroom 2
3.00m x 3.63m
(9'10" x 11'11")

Bedroom 1
3.69m x 3.18m
(12'1" x 10'5")

Total area: approx. 144.7 sq. metres (1557.2 sq. feet)
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