



36 Westlands | Pickering. YO18 7HJ

BoultonCooper

BC
Est. 1801



36 Westlands Pickering

Pickering is a thriving market town on the edge of the North York Moors National Park and offers a wide variety of shopping and recreational facilities.

Located just to the north of the town, within a few minutes walk of the centre, this attractive detached family home offers well designed and spacious accommodation throughout.

The property is approached by a long driveway which leads to a large parking area in front of the double garage.

The accommodation briefly comprises Entrance hallway, cloakroom with w.c., kitchen, dining hall, spacious sitting room, study, large conservatory and utility room with walk in pantry. On the first floor there is a master bedroom with en suite shower room and three further bedrooms together with family bathroom. The unusually large rear garden is mostly laid to lawn with an attractive terraced patio area and mature planting of flowers and shrubs to the borders together with fruit cages and vegetable areas. The rear aspect of the property looks over a wooded area and to the right borders onto fields. A summer house, greenhouse and two sheds are also included.

Guide Price £550,000

Accommodation Comprises

Door to Entrance Hall With Cloakroom

Cloakroom

With low flush w.c., wash hand basin with cupboard below, partial wall tiling, double glazed window and central heating radiator.

Entrance Hall

Which is connected to the Dining Hall by an archway.

Dining Hall

4.65m x 4.55m (15'3" x 14'11")

With central heating radiator, understairs storage cupboard, double glazed window to the front elevation and stairs to first floor landing.

Kitchen

3.58m x 3.89m (11'9" x 12'9")

Comprising sink with mixer tap over, wood block work surfaces, tiled splash backs, extensive range of wall and base units incorporating drawer compartments, Range Master oven with gas hob, wok burner and hot plate, Range Master extractor canopy, built in dishwasher. Double glazed bay window to the front elevation with window seat in the recess, double glazed window to the side elevation, stable door to outside. Ladder style radiator and spot lighting.

Spacious Sitting Room

3.96m x 5.79m (13' x 19')

With feature fireplace, wooden mantle, log burner, two central heating radiators, double glazed oriel window, double glazed patio doors leading to the rear garden and coving to ceiling.

Study

2.87m x 2.69m (9'5" x 8'10")

With fitted desk and fitted cupboards, display cabinets, wall mounted ladder style radiator, double glazed French doors opening up to outside.

Utility Room

1.93m x 4.09m (6'4" x 13'5")

With single drainer sink unit set within rolled edge work surfaces with mixer tap over, tiled splash backs, base units, plumbing for automatic washing machine, double glazed window, stable door to conservatory and door to garage.

WALK IN PANTRY having shelving, partial wall tiling and double glazed window.

Conservatory

5.74m x 4.06m (18'10" x 13'4")

With double glazed UV filtering roof including automatically opening skylight. Fully double glazed windows and French doors opening onto the rear garden and central heating radiator.



Large galleried landing

With double glazed window, central heating radiator, good sized airing cupboard having light and shelving, access to loft space with loft ladder, partial boarding and electric light.

Master Bedroom

3.56m x 3.91m (11'8" x 12'10")

With wardrobes, double glazed window to the front elevation and central heating radiator.

En Suite

Comprising shower cubicle with shower unit and shower rose, wash hand basin with cupboard below, low flush w.c., heated towel rail, splash backs, double glazed window.

Bedroom Two

3.56m x 3.10m (11'8" x 10'2")

With wardrobes and cupboard, double glazed window to the front elevation, central heating radiator.

Bedroom Three

2.69m x 3.86m (8'10" x 12'8")

With wardrobes, double glazed windows to the front and side elevations, central heating radiator.

Bedroom Four

2.69m x 2.11m (8'10" x 6'11")

Central heating radiator, double glazed windows to the rear elevation, currently used as a craft room with fitted shelving.

Bathroom

Comprising panelled bath, shower cubicle with shower unit, wash hand basin with cupboard below, low flush w.c., partial wall tiling, double glazed window, spot lighting and heated towel rail.

Outside

The property is approached by a long block paved driveway from Westlands which leads to a large parking area in front of the double garage where also beautiful flowering wisteria and flower beds adorn to the front of the property. The double garage has two electric roller doors, light and power, additional boarding in the roof space providing extra storage, personal door to the rear which leads to the utility room. There is also a outdoor log store and electrical 13A socket.

The rear of the property may be accessed from either side of the house. By the left there is a climbing rose, flower beds and an access ramp leading to the lawn as well as access to the patio. Going to the right there is a passageway alongside the conservatory which leads to patio and drying area. There is an elevated platform where the garden tool shed and greenhouse are situated and both are connected to electrical power.

The large patio includes a pergola facilitating shade on sunny days. Steps lead from the patio to the lawn via a circular paved area, together with herb garden, rockery, pond and mature trees. The large lawn is bordered by shrubs and summer house, mower shed and fruit trees. The summer house is connected to electrical power and there is a water tap adjacent. Access to the bottom garden is through a tantalising gap in the mid garden hedge leading to fruit cage, vegetable area, compost area, wildlife gardens and a well established horse chestnut tree with two childrens swings.

Services

Mains electricity, gas, water and drainage are connected. Fibre to the premises for landline phone and high speed internet.





VIEWING

Type here

COUNCIL TAX BAND

F

ENERGY PERFORMANCE RATING

C

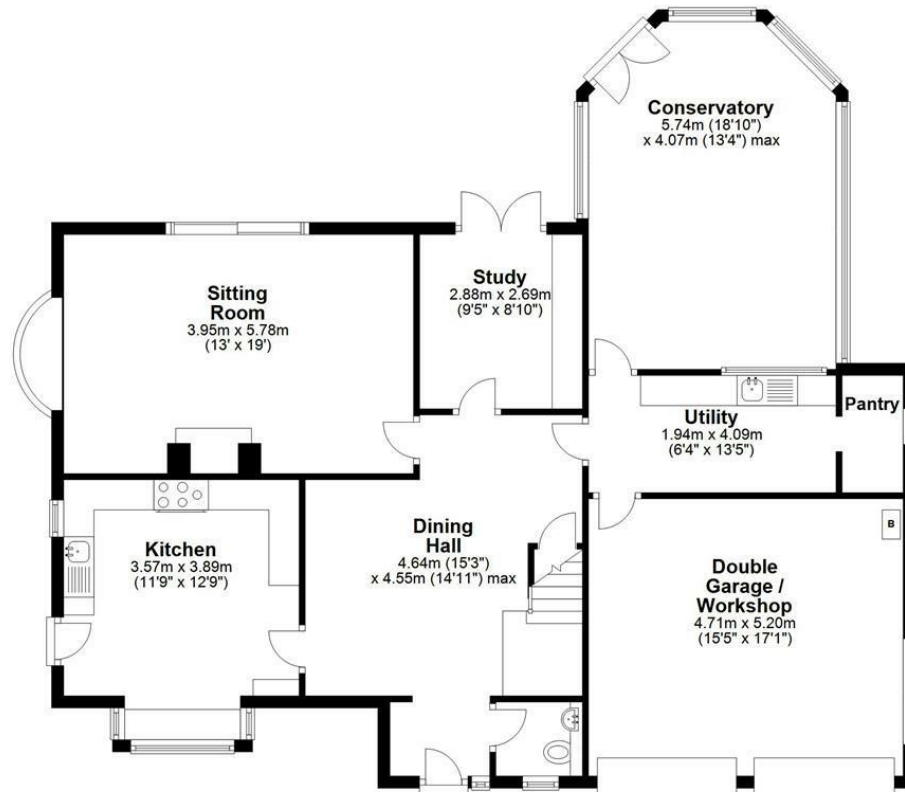
| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 83 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



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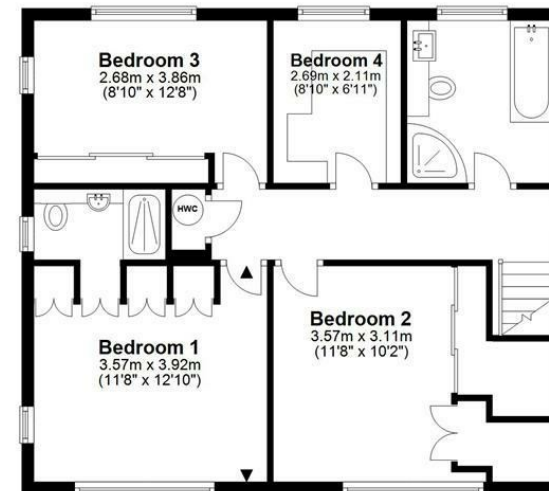
Ground Floor

Approx. 129.0 sq. metres (1388.2 sq. feet)



First Floor

Approx. 65.3 sq. metres (702.8 sq. feet)



Total area: approx. 194.3 sq. metres (2091.0 sq. feet)

36 Westlands, Pickering

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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