



## East Lodge, Malton Road | Pickering

A deceptively spacious five bedroom detached house, lying 1.5 miles to the south of the market town of Pickering. East Lodge sits within generous grounds with lawned gardens to all sides, adjoining store, and double garage.

- A charming five bedroom character property
- Five bedrooms, shower room, bathroom
- The property would now benefit from a programme of modernisation and offers flexible living accommodation
- Kitchen/dining room, living room, utility room
- Gardens to all sides, workshop, and double garage
- Situated 1.5 miles south of Pickering, 7 miles north of Malton, each offering extensive amenities



**Guide Price £399,000**

# East Lodge, Malton Road | Pickering



## ACCOMMODATION ON THE GROUND FLOOR

### ENTRANCE PORCH

With timber framed entrance door and timber framed windows to the side and rear.

### ENTRANCE HALL

20'2 x 3'5 (6.15m x 1.04m)  
With panelled walls, single radiator.

### KITCHEN / DINING ROOM

19'7 x 10'5 (5.97m x 3.18m)  
A dual aspect room with uPVC double glazed windows to the side and rear, and fitted with a range of base and wall mounted units with formica work surfaces over, 1 & ½ bowl stainless steel sink and drainer with chrome mixer taps over, tiled splash back areas, electric cooker point, floor standing oil-fired boiler. Dining area with double radiator.

### SITTING ROOM

16'1 x 14' (4.90m x 4.27m)  
A dual aspect room with uPVC double glazed windows to the front and side, open fireplace with back boiler, stone surround and mantle piece, display alcoves with shelving and cupboard, double radiator.

### SHOWER ROOM

5'5 x 4'7 (1.65m x 1.40m)  
A three piece suite comprising corner shower cubicle, low flush wc, and pedestal wash hand basin. Rear aspect opaque uPVC double glazed window.

### UTILITY ROOM/PANTRY CUPBOARD

7'7 x 5'5 (2.31m x 1.65m)  
Plumbing for washing machine, side aspect uPVC double glazed window.

### INNER HALL

5'6 x 5'6 (1.68m x 1.68m)  
Internal window, loft hatch, single radiator.

### BEDROOM 1

13'11 x 9'1 (4.24m x 2.77m)  
Front aspect uPVC double glazed bay window, fitted wardrobe, single radiator.

### BEDROOM 2

12'11 x 7'11 (3.94m x 2.41m)  
Front aspect uPVC double glazed window, single radiator.

### BEDROOM 3

12'11 x 7'11 (3.94m x 2.41m)  
Front aspect uPVC double glazed window, single radiator.



#### BEDROOM 4

12'7" x 11'1" (3.84m x 3.38m)

Side uPVC double glazed window, single radiator.

#### BEDROOM 5

10'8" x 6'9" (3.25m x 2.06m)

Side aspect uPVC double glazed window, double radiator.

#### BATHROOM

7'2" x 6'9" (2.18m x 2.06m)

Four piece suite comprising panelled bath, wc, bidet and pedestal wash hand basin. Rear aspect opaque uPVC double glazed window, fully tiled walls.

#### WORKSHOP

12'8" x 11'5" (3.86m x 3.48m)

With uPVC double glazed door to the outside and uPVC double glazed windows to both sides.

#### ADJOINING DOUBLE GARAGE

17'5" x 16'8" (5.31m x 5.08m)

Up and over doors to the front, twin rear aspect uPVC double glazed windows.

#### OUTSIDE

The property is approached through double five-bar gates off Upper Carr Lane, with off-street parking in front of the double garage, and benefits from good-sized lawned gardens to all sides, including part of the former railway line to the rear.

#### SERVICES

We understand that the property is connected to mains electricity and water supplies. Private septic tank drainage. Oil-fired central heating system. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

#### TENURE

We understand to be freehold with vacant possession on completion.

#### VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

#### DIRECTIONS

From our Malton office, proceed through Old Malton and over the A64 roundabout to join the A169 towards Pickering. After approximately 5 miles, East Lodge can be found on your right hand side, accessed off Upper Carr Lane, and clearly identified by our BoultonCooper 'For Sale' board. Postcode: YO18 8EA.

#### COUNCIL TAX BAND

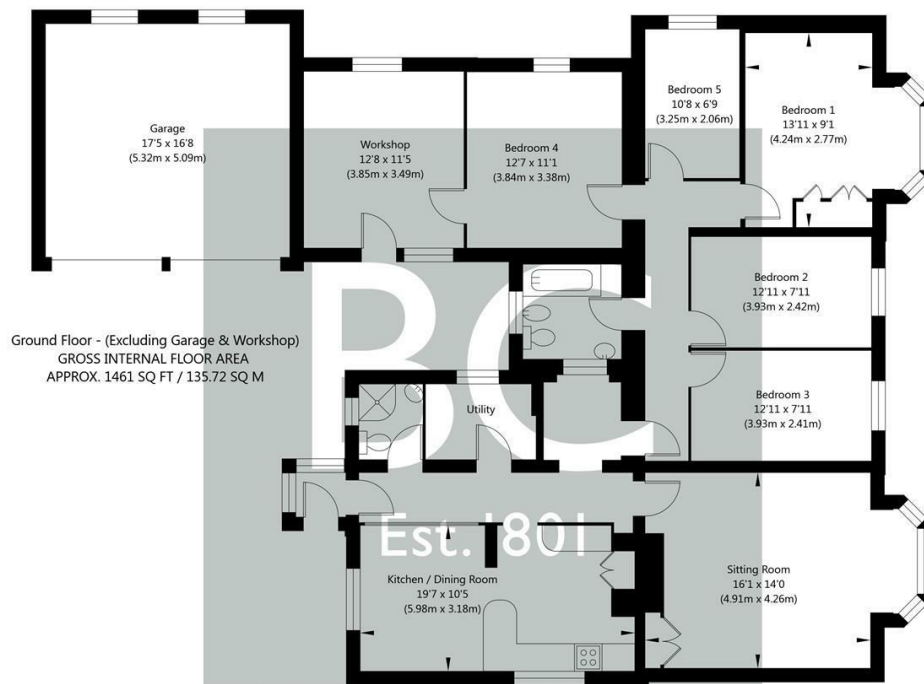
We are verbally informed the property lies in Band E. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

#### ENERGY PERFORMANCE RATING

Assessed in Band F.



# East Lodge, Malton Road | Pickering



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY - (Excluding Garage & Workshop)  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1461 SQ FT / 135.72 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
www.exposurepropertymarketing.com © 2022



## VIEWING

Strictly by appointment with the Agents.

## COUNCIL TAX BAND

E

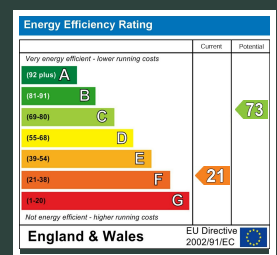
## ENERGY PERFORMANCE RATING

G

St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: malton@boultoncooper.co.uk



[boultoncooper.co.uk](http://boultoncooper.co.uk)



## 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.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

**BC**  
Est. 1801