



High View, 42, Ruffa Lane, Pickering. YO18 7HN

A superbly presented detached dormer bungalow which has been lovingly and sympathetically modernised to an extremely high specification occupying a pleasant site situated on the Eastern side of Pickering.

The immaculate accommodation comprises reception hallway, large sitting room, superb dining kitchen, utility room and ground floor bathroom with three bedrooms and family bathroom on the first floor.

To the external there are gardens to the front incorporating large driveway. Beautiful gardens to the rear.

The property is situated in this popular location of Pickering and within walking distance of the town centre.



Guide Price £469,000

42 Ruffa Lane | Pickering



Accommodation Comprises

Entrance Door

Leads to reception hallway.

Reception Hallway

With central heating radiator, dado rail, stairs to first floor landing and large understairs storage cupboard.

Sitting Room

12'4" x 24'2" (3.76m x 7.37m)

Attractive and spaious sitting room with feature fireplace having wooden mantle, tiled hearth and log burner, two central heating radiators, double glazed windows to the front and side elevations and double glazed french doors opening onto the rear garden.

Kitchen

12'4" x 24'2" (including dining area)
(3.76m x 7.37m (including dining area))

Superbly fitted and providing an extensive range of good quality wall and base units

incorporating drawer compartments, single drainer sink unit set within Corian work surfaces, built in fridge freezer and double oven with induction hob together with extractor canopy over. Built in dishwasher, breakfast bar, spot lighting, laminate flooring, central heating radiator, double glazed window to the front elevation.

Dining Area

With double glazed french doors opening onto the rear garden, part wood panelling to walls, central heating radiator.

Utility Room

With single drainer sink unit set within rolled edge work surfaces, wall and base units, tiled flooring, plumbing for automatic washing machine, space for dryer and double glazed window.

Ground floor Bathroom

Comprising panelled bath, shower unit with shower screen, vanity unit with inset wash hand basin and cupboards below, low flush w.c., wall tiling, tiled flooring, double glazed



window, spot lighting, ladder style heated towel rail and extractor fan.

First Floor

Galleried Landing

With two large built in cupboards and access to roof space,

Bedroom One

12'4" x 11'6" (3.76m x 3.51m)

With double glazed window to the front, under eaves storage and central heating radiator.

Bedroom Two

12'5" x 10'2" (3.78m x 3.10m)

With double glazed window to the front elevation, two understairs storage cupboards, central heating radiator.

Bedroom Three

12'5" x 9'7" (3.78m x 2.92m)

With double glazed window to the

rear elevation, central heating radiator.

Luxury fitted Bathroom

Having roll top bath with mixer tap, double shower cubicle with shower unit and shower rose, wall boarding, two vanity units with inset wash hand basin with mixer taps and cupboards below, spot lighting, low flush w.c., undereaves storage, double glazed window to the rear elevation.

Outside

There is a front garden with driveway incorporating flower and shrubbery borders. Rear garden with large patio area, covered seating area and attractive established shrubbery beds, pebble and lawn areas with more established planting with trees and shrubs and fencing to the boundaries.

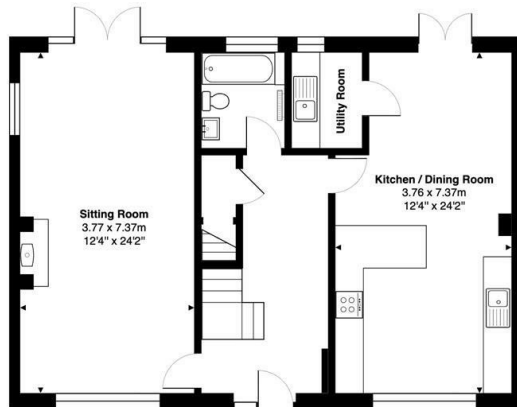
Services

Mains electricity, gas, water and drainage.

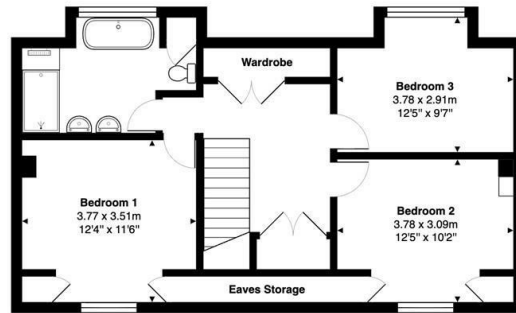


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Ground Floor
Gross Internal Area: 79.4 m² ... 855 ft²



First Floor
Gross Internal Area: 61.4 m² ... 661 ft²

Gross Internal Area: 140.8 m² ... 1515 ft²

All measurements are approximated for display purposes only and should be independently verified
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VIEWING

Strictly By Appointment with the agents.

COUNCIL TAX BAND

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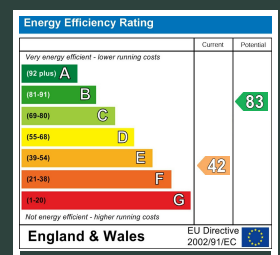
ENERGY PERFORMANCE RATING

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

t: 01751 472724

e: pickering@boultoncooper.co.uk



boultoncooper.co.uk



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