

29 RUFFA LANE PICKERING



A semi-detached period property, with attractive accommodation, south facing garden and private parking, located on the eastern edge of town.

749 ft2 of accommodation: entrance hall, large open plan dining and living room, breakfast kitchen.

Three bedrooms; two of which are doubles and the house bathroom.

South facing lawned garden. Off street parking

Upvc double glazed & GFCH

NO ONWARD CHAIN

GUIDE PRICE £225,000

Semi-detached house with an attractive range of accommodation, south facing garden and off-street parking.

The well-presented accommodation briefly comprises, entrance hall, a large sitting room which has double doors through to the dining room at the front and a good sized breakfast kitchen at the rear. On the First Floor are two generous double bedrooms, a further third bedroom or study and a modern house bathroom with white suite.

The property faces south to the back and has a sunny and sheltered lawned garden in addition to a neat front garden. There is off street parking accessed off Croft Avenue to the rear.



Pickering is a busy market town on the southern boundary of the North York Moors National Park and some 25 miles north of the city of York. Ruffa Lane is conveniently located only a short walk from the town centre and offers easy access to a wide range of amenities, including primary school, surgery, library, sports centre and swimming pool. Convenient also for the surrounding countryside; the neighbouring North York Moors National Park to the north and the Heritage Coastline to the east

ACCOMMODATION COMPRISES

FRONT ENTRANCE PORCH

Overhead light.

ENTRANCE HALL

Front door with fan light. Window to the side. Electric consumer panel. Coat-hooks. Under-stairs cupboard. Stairs up.

DINING AREA

3.20 m (10'6") x 2.80 m (9'2")

Casement window to the front. Radiator. Wood laminate floor. Glazed double doors.



SITTING ROOM

4.80m (15'9") x 3.90 m (12'10")

Casement window to the side. Fitted storage cupboard. Radiator. Bick lined fireplace housing a gas cast iron stove. Alcoves to either side, one with shelving. Coving. Television point.



KITCHEN

4.50 m(14'9") x 3.00 m(9'10")

Range of matching white base and wall units incorporating a stainless steel sink unit. Electric cooker point. Extractor hood over. Wall mounted Worcester gas central heating boiler. Automatic washing machine point. Telephone point. Door to rear garden. Radiator. Casement window.



FIRST FLOOR

LANDING

Galleried landing. Loft access hatch. Window.

BEDROOM ONE

3.60 m(11'10") x 2.90 m(9'6")

Casement window. Radiator.

BEDROOM TWO

3.20 m(10'6") x 2.80 m(9'2")

Casement window. Radiator.

BEDROOM THREE

2.20 m(7'3") x 1.80 m(5'11")

Casement window. Radiator.



Bedroom One



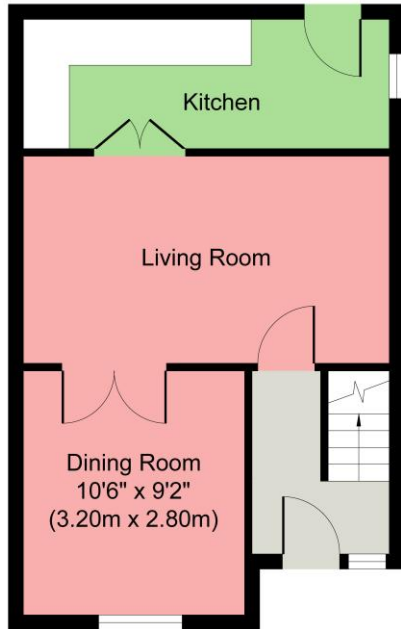
Bedroom Two

BATHROOM

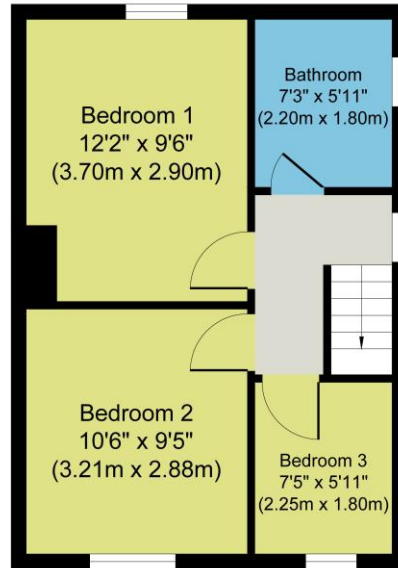
1.80 m(5'11") x 2.20 m

Matching white suite comprising; low flush W.C, pedestal wash hand basin and bath, with shower attachment. Radiator. Casement window.





Ground Floor
Approximate Floor Area
387 sq. ft
(35.96 sq. m)



First Floor
Approximate Floor Area
362 sq. ft
(33.64 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL INFORMATION

Services: Mains electrics, water, gas and drainage.
 Tenure: We understand that the property is Freehold with vacant possession to be granted upon completion.
 Council Tax: C
 Post Code: YO18 7HN
 EPC: Current D/65 Potential B/83
 Viewing: Strictly by appointment with the Agent's Pickering office.

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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