

BLECKS HOUSE, 36 RUFFA LANE PICKERING



A sizeable, detached mid-century property with huge potential to create a comfortable and spacious family home, with large grounds and within an easy walk from the centre of the town.

Blecks House provides over 1,800 square feet of accommodation which requires refurbishment throughout.
Entrance Hall – Sitting Room – Living Room – Rear Hall - Breakfast Kitchen – Pantry – Wet room – Utility/Rear Hall
First Floor landing - four double Bedrooms – house Bathroom.

Set within large, well-established grounds, with a pretty front garden and large lawned area to the rear.

Off street parking

NO ONWARD CHAIN

GUIDE PRICE £415,000

A rare opportunity to redevelop a sizable period property set within a generous plot located in a well-regarded residential area which is within an easy walk to the centre of the town.

Blecks House is a substantial mid 1950's detached house set in a generous plot and within an easy walk from the centre of Pickering. The house has only had two owners since it was built and offers a traditional style of build, some interesting original period details and huge potential for improvement to create an individual family home. The house layout is versatile and given the size of the plot there is scope to extend the existing accommodation if needed, subject to all necessary planning consents and permissions. At present the house amounts to around 1,800 square feet of accommodation, which briefly comprises: entrance hall, a pair of front facing reception rooms, breakfast kitchen with separate pantry, ground floor shower wet room and utility/rear hall. Upstairs are four bedroom, all being doubles and the main house bathroom.

Blecks House stands well back from Ruffa Lane and has a sunny, south facing aspect. To the front is a well-established and well stocked garden and to the rear is a large expanse of lawn which could be landscaped into garden or to create additional parking if required.



LOCATION

Pickering, known as 'The Gateway to the Moors' is a charming market town with a wide range of amenities including primary and secondary schools, sports centre, restaurants, public houses and an array of retailers. The town also boasts a number of visitor attractions. The historic City of York is situated about 30 miles to the south and provides a wide range of services and amenities including a main line train service to London Kings Cross and Edinburgh in less than 2 hours. There is a direct bus service to York and the Coast.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Upvc front door. Radiator. Storage cupboard. Telephone point. Stairs up to the First Floor.

SITTING ROOM

4.00 m (13'1") x 4.00 m (13'1")

Casement windows to the front and side. Radiator. Open fire set within a tiled fireplace.



LIVING ROOM

5.30 m (17'5") max x 3.60 m (11'10")

Curved bay window to the front. Casement window to the side. Radiator. Gas fire set within a marble fireplace. Wall lights. Fitted drawers. Serving hatch to the Kitchen.



REAR HALL

Under-stairs fitted cupboard.

KITCHEN

3.80 m (12'6") x 3.44 m (11'3")

Fitted range of base and wall kitchen units incorporating sink unit. Electric cooker point. Ideal gas-fired central heating boiler. Casement windows to the side and rear. Electric fuses. Original fitted Housekeeper's cupboards.



PANTRY

2.00 m (6'7") x 1.18 m (3'10")

Fitted shelving. Window to the rear.

SHOWER & WETROOM

2.00 m (6'7") x 2.00 m (6'7") + 1.60 m (5'3") x 1.20 m (3'11")

Wet room with shower, tiled floor and walls. Two windows to the side. Low flush WC. Sink set into a vanity unit. Bidet. Extractor fan. Radiator. Tiled walls.



REAR HALL/UTILITY ROOM

3.78 m (12'5") x 3.16 m (10'4")

Fitted base unit with double sink unit. Casement window to the rear. Half glazed door to the outside.

FIRST FLOOR

LANDING

Casement window to the front. Radiator. Loft access hatch.

BEDROOM ONE

4.80 m (15'9") x 3.66 m (12'0") max

Curved bay window to the front. Radiator. Fitted cupboard.



BEDROOM TWO

4.00 m (13'1") x 4.00 m (13'1")

Casement window to the front. Radiator.



BEDROOM THREE

3.75 m (12'4") x 3.65 m (12'0")

Casement window to the rear. Radiator.

BEDROOM FOUR

3.78 m (12'5") x 3.16 m (10'4")

Casement window to the rear. Radiator.

BATHROOM

2.10 m (6'10") x 2.00 m (6'7")

Bath. Low flush WC. Sink set within a vanity unit. Casement window to the rear. Wall heater. Airing cupboard housing the hot water cylinder. Fully tiled walls.

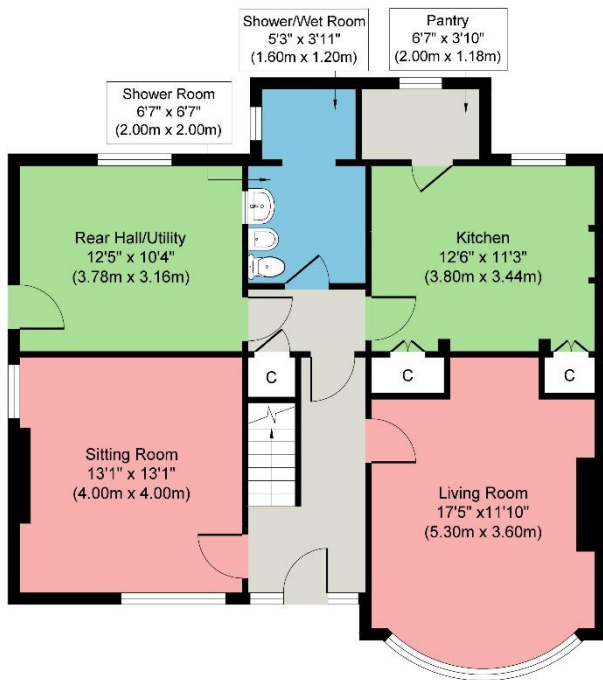


OUTSIDE

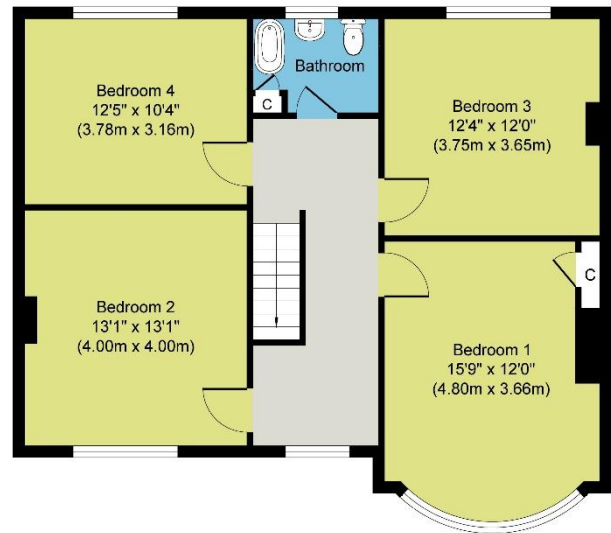
Blecks House sits within a good-sized plot which amounts to 0.17 acres in total and has a pleasant south facing position with a well-established front garden which has been planted up with attractive herbaceous shrub borders.

To the rear the grounds are laid to lawn and are enclosed to two sides. The rear garden offers plenty of scope for a keen gardener to make their mark on the space, or could be utilised to create additional parking if required. An area of hardstanding to the immediate side of the house currently provides private parking.





Ground Floor
Approximate Floor Area
857 sq. ft
(79.66 sq. m)



First Floor
Approximate Floor Area
804 sq. ft
(74.70 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 water, drainage, gas and electricity.
- Tenure: We understand that the property is Freehold with vacant possession to be granted upon completion.
- Council Tax: E
- EPC: Current Potential
- Post Code: YO18 7HN
- Viewing: Strictly by appointment with the Agent's Pickering office.
- Please note: Blecks House has a full, unrestricted right of access over the driveway to the side.

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.