

Peter
illingworth
ESTATE AGENTS

83, Ruffa Lane
Pickering, YO18 7HT
Price Guide £450,000

www.peterillingworth.co.uk
Freehold EPC: Band B Property Tax: Band D

A five bedroom detached gas fired centrally heated dwelling house that has been sympathetically transformed from a bungalow to a three storey family home, including solar panels to either side of the roof, connected into the properties power supply and battery, with the surplus being sold back. The property does require decoration to be completed in certain areas.

Accommodation briefly comprises:

Ground floor: Entrance hall, sitting room, large open plan kitchen/dining area and family room, cloakroom and utility room. Further utility/store with a garage door.

First floor: Galleried landing, three bedrooms (including principal bedroom with en-suite shower) and a house bathroom with separate shower.

Second floor landing: Two further bedrooms.

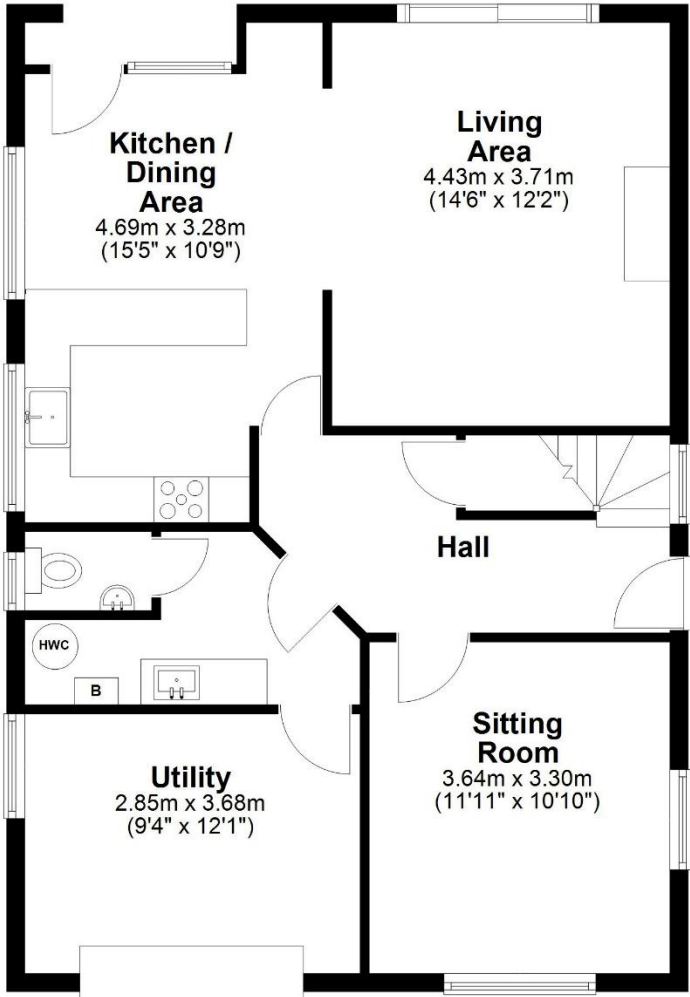
Externally: Lawned garden to front with border and driveway with car standing. Enclosed lawned garden to rear with raised patio.

The location offers endless opportunities for outdoor pursuits amid stunning, unspoilt scenery. The town provides good schools, a swimming pool, leisure centre, and local shops. Cultural life centres around the Memorial Hall and Kirk Theatre, while the North York Moors Steam Railway draws many visitors. Malton, with its rail link to the national network, lies eight miles away; Scarborough is 17 miles, and York 26 miles.



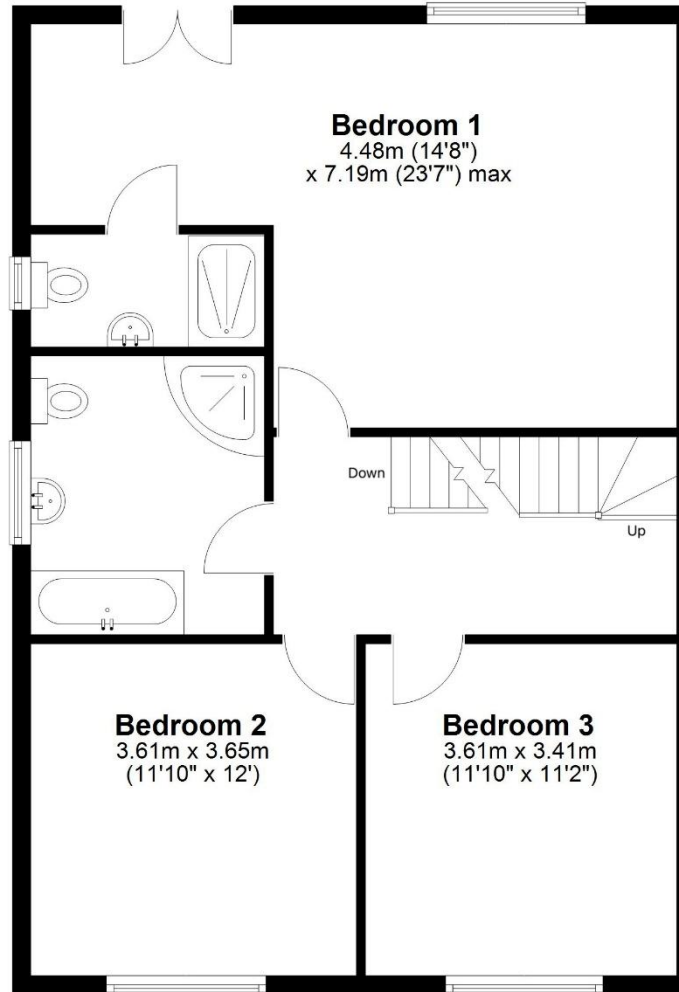
Ground Floor

Approx. 71.7 sq. metres (772.1 sq. feet)



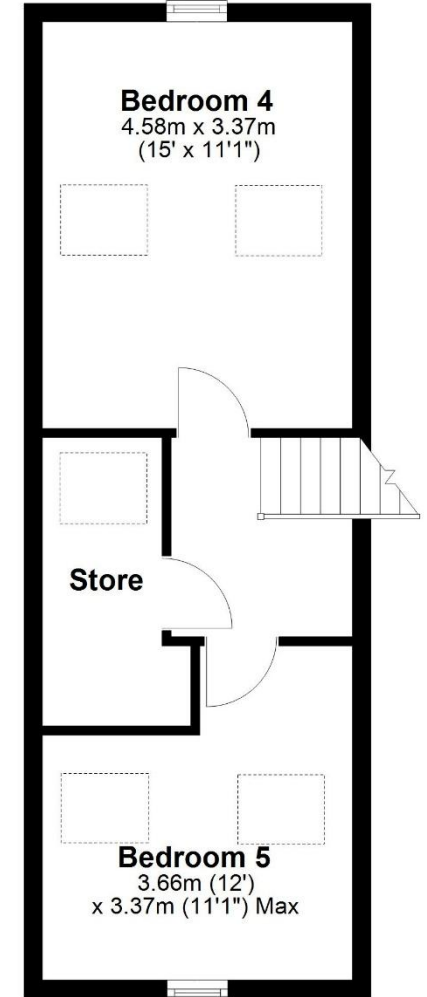
First Floor

Approx. 74.6 sq. metres (803.0 sq. feet)



Second Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



Total area: approx. 182.9 sq. metres (1968.2 sq. feet)

83 Ruffa Lane, Pickering

For information purposes, not to scale





Tenure: We understand the property to be freehold and vacant possession will be given on completion.

Services: Mains water, drainage, gas and electricity are laid on. Gas fired central heating. Solar panels to roof, the electricity generated connects in to the house supply, battery and surplus sold on.

EPC: Band B

Property Tax: Band D

Broadband:

Basic 13Mbps, Superfast 66 Mbps Ultrafast 1800 Mbps

Mobile Coverage:

EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT, Sky and Virgin

Flood Risk: Very low

What3Words: ///uncouth.order.flagged

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti-Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

Photography: By Peter Illingworth

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Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York.

Tel: 01751 431 107



16 Market Place, Kirkbymoorside,
York, YO62 6DA

T. 01751 431107

E. kirkbymoorside@peterillingworth.co.uk

T. 01751 475557

E. maltonhub@peterillingworth.co.uk

T. 01751 475557

E. pickering@peterillingworth.co.uk

www.peterillingworth.co.uk

41-43, Maddox Street, London, W15 2PD

T. 08701 127 099

E. info@mayfairoffice.co.uk W. www.mayfairoffice.co.uk

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