

GLENCOE, THE AVENUE, EASTGATE PICKERING



Glencoe, situated on a leafy avenue with superbly appointed and flexible living space and a beautiful south facing garden, offering privacy and security and situated on the fringes of Eastgate.

A stylish home of over 1,600 square feet, which has been carefully and thoroughly improved and upgraded by the current owners and is in immaculate 'turnkey' condition.

Spacious hallway – Dining Kitchen with doors out onto the terrace – Utility Room – Lounge – Garden Room – Ground Floor Bedroom with an en-suite Jack & Jill Shower Room

First Floor landing with sitting area- two further double Bedrooms – House Bathroom.

Newly constructed attached garage – large parking area – former garage to the rear - ideal as a workshop

Delightful south facing garden to the rear.

OFFERS OVER £450,000

Located on the southern side of Eastgate, Glencoe was built in 1952 and occupies an especially pleasant situation with well-established grounds, a large terrace ideal for alfresco dining and entertaining and a lovely south facing garden. There is plenty of private parking at the front and within the newly constructed attached garage.

More recently the property has been subject to a programme of transformation by the current owners, including a recently fitted bathroom to the first floor and Jack & Jill shower room to the ground floor, remodelling works to the kitchen, substantial improvements to the garden room and has been freshly redecorated with majority new floor coverings throughout. The result being an immaculate home with an emphasis on light, space, comfort and modern functionality, ideal for a buyer looking for a home in 'turnkey' move in condition. In all Glencoe provides 1,603 square feet which comprises the following. Entrance hall with understairs storage, lounge, garden room, dining kitchen with utility area and a ground floor bedroom with an adjoining, newly fitted, Jack and Jill shower room. Upstairs is a landing with seating area, loft access and fitted storage, a substantial, dual aspect master bedroom a further double bedroom and a stylish, recently fitted house bathroom. The property is fully double glazed throughout and has a modern gas fired central heating system.

Glencoe sits on a generous plot with plenty of off-street parking and a newly built garage. To the side and rear the extensive terrace and gardens have been attractively landscaped with lawn, flower and herbaceous shrub borders and mature trees. There are seating areas for various times of the day to track the sun throughout the garden. An additional building, formerly the garage, provides a flexible and useful space which could be utilised as a workshop, craft room or simply as useful storage.



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 with a bus stop only moments from the front door.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Front door with glazed panes to both sides. Fitted under-stairs storage cupboard. Radiator. Wood effect flooring.



DINING KITCHEN

7.60 m (24'11") max x 4.45 m (14'7") max 'L Shaped'

Range of fitted base and wall units with under cupboard lighting. Butcher block worktops incorporating a one and a half bowl sink. Tiled splashback. Range Master oven with extractor overhead. Integral fridge and freezer. Integral dishwasher. Washing machine. Windows to the front, rear and side. Loft inspection hatch. Radiator. Dining area. Doors to the garden. Wood effect floor. Stairs to the first floor. Radiator. Television point.



UTILITY AREA

2.40 m (7'10") x 2.10 m (6'11")

Half glazed door out to the garden. Fitted base unit.

LOUNGE

5.50 m (18'1") x 3.72 m (12'2")

Multi fuel stove set into a fireplace with acoustic boarded chimney breast. Casement window to the front. Radiator. Television point. Patio doors.



GARDEN ROOM

3.20 m (10'6") x 2.60 m (8'6")

Windows to three sides. Radiator. French doors to the garden.

GROUND FLOOR BEDROOM THREE

3.50 m (11'6") x 2.40 m (7'10")

Casement window to the side. Radiator.



JACK AND JILL EN-SUITE SHOWER ROOM

2.80 m (9'2") x 1.00 m (3'3")

Shower cubicle with double rain head shower. Low flush WC. Sink set into a vanity unit. Casement window to the front. Half panelled walls. Wood effect flooring.

FIRST FLOOR

LANDING

Casement window to the front. Radiator. Linen cupboard with fitted shelving and radiator. Loft inspection hatch.



MASTER BEDROOM

5.57 m (17'3") x 3.70 m (12'2")

Dual aspect room with windows to the front and rear. Fitted over stairs storage cupboard. Radiator.



BEDROOM TWO

3.50 m (11'6") x 3.30 m (10'10")

Casement window to the rear. Radiator. Fitted storage cupboard.



BATHROOM

2.80 m (9'2") x 1.65 m (5'5")

Newly fitted throughout. Bath with double rain head shower overhead. Cantilever sink and WC set into a range of fitted storage units. Marble effect boarded walls. Tiled floor. Heated ladder towel rail. Casement window to the front. Extractor fan.



OUTSIDE

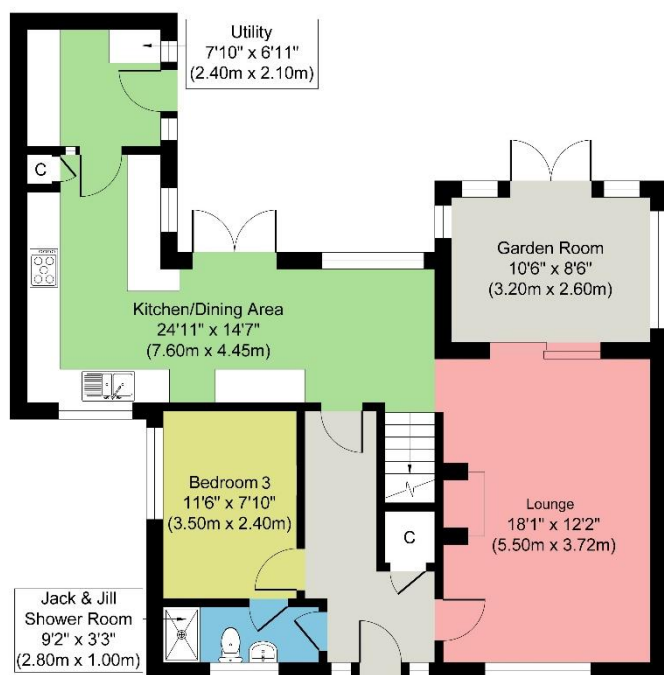
Glencoe sits well back from Eastgate behind a low brick wall and with a large area of hardstanding to the front provides ample private parking and within the recently constructed attached single garage. A newly fitted, joiner built high hand gate provides access around to the rear garden. To the rear the garden faces south and is a secure and private space which has had a number of recent improvements. To the immediate rear of the house is a stone paved patio area and tucked away around the corner is a further seating area. Large lawned area with a superb flowering cherry at its centre and edged by mature, well stocked flower and herbaceous borders and a number of mature fruit trees. A timber double gate leads out onto Outgang Lane at the rear providing access to the former garage building positioned in the far corner of the garden which provides a flexible space which could be used as a workshop, craft room or storage, and there is a useful timber garden shed and a log store tucked away within the garden as well.

ATTACHED GARAGE

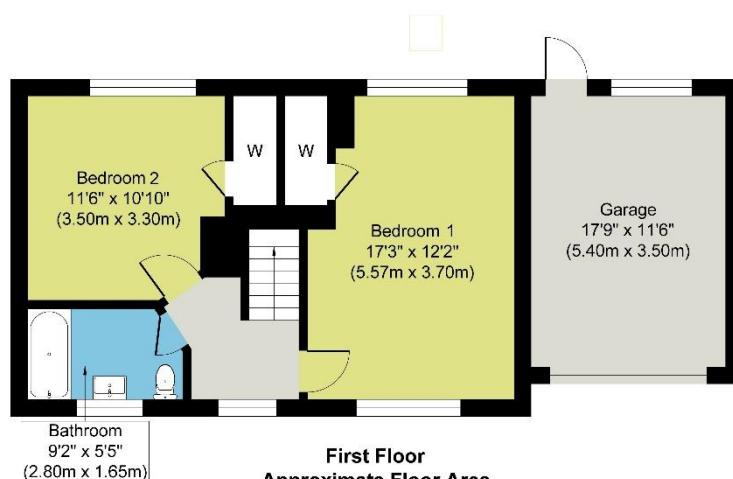
5.40 m (17'9") x 3.50 m (11'6")

Electric shutter door. Electric light and power. Window to the rear. Door to the rear. Storage overhead.





Ground Floor
Approximate Floor Area
890 sq. ft
(82.68 sq. m)



First Floor
Approximate Floor Area
713 sq. ft
(66.28 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: D
 EPC: Current D/63 Potential C/80
 Post Code: YO18 7EH
 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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