Cundalls

CHARTERED SURVEYORS • AUCTIONEERS • VALUERS • LAND & ESTATE AGENTS • FINE ART & FURNITURE

ESTABLISHED 1860

WHERNSIDE, WHITBY ROAD
PICKERING

A detached individual bungalow, with an attractive and versatile range of accommodation, set in a mature plot, located within easy reach to the centre of the town.

Spacious and well-proportioned accommodation of over 1,200 ft2 in total.
Entrance Hall – Sitting Room – Breakfast Kitchen – Inner Hall – Dining Room - Garden Room
Ground floor bedroom – ground floor Shower Room.
Up to two further First Floor bedrooms – Shower Room.
Well established garden and grounds. Single garage – Ample off-street parking
NO ONWARD CHAIN

OFFERS OVER £350,000

ISO 9001 CERTIFIED ORGANISATION
United Registrar of Systems Cert No. 1745

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RICS

An individual detached dormer bungalow which provides a deceptively spacious level of well-presented and attractive accommodation, situated within a pleasant plot set well-off Whitby Road. Whernside was built in around 1960 and provides a good range of well-proportioned and versatile accommodation over two floors which in total amounts to 1,217 square feet in total.

In brief the property provides the following: entrance hall, front facing sitting room, large breakfast kitchen, dining area and a rear facing garden room. There are up to three bedrooms in all: a large main ground floor bedroom and separate bathroom. Upstairs is a further double bedroom and an occasional single third bedroom and further shower room. The house is fully double glazed and has gas fired central heating, the property currently scores a D for energy efficiency.

Well established gardens lie to both sides and there is plenty of parking to be found on the driveway to the side and within the timber single garage.

Pickering is a bustling market town, famous for its castle and steam railway, and located on the southern boundary of the North York Moors National Park and close to the heritage coastline. The town offers a wide range of amenities, including primary and secondary school, sport centre, restaurants, public houses and an array of retailers.

ACCOMMODATION COMPRISES

ENTRANCE HALL
Glazed front door. Radiator. Coving. Fitted storage.

SITTING ROOM
4.40 m (14’5”) x 4.00 m (13’1”)
Bay window to the front. Radiator. Coving. Television point. Attractive period fireplace with tiled insert and stone hearth.

KITCHEN
4.00 m (13’1”) x 3.55 m (11’8”)
Range of fitted base and wall cabinets incorporating a single bowl stainless steel sink unit. Integral double oven. Four ring halogen hob with extractor overhead. Tiled splashbacks. Casement window to the rear. Radiator. Fitted glass fronted cabinet cupboard.

SIDE PORCH
Coat hooks. Half glazed Upvc door out to the side. Window to the side.

LAUNDRY/UTILITY ROOM
2.50 m (8’2”) x 1.35 m (4’5”)
Accessed from the outside. Washing machine point. Shelving. Electric light and power.

LIVING ROOM
3.92 m (12’10”) x 2.56 m (8’5”)
Radiator. Stairs to the first floor with open understairs storage area. Coving. Open through to the garden room.

GARDEN ROOM
3.00 m (9’10”) x 2.60 m (8’6”)
Windows to three sides door out to the rear garden. Radiator. Wood floor.

BEDROOM ONE
4.40 m (14’5”) x 3.30 m (10’10”)
Casement window to the front. Radiator.

SHOWER ROOM
2.38 m (9’10”) x 2.10 m (8’6”)
Walk in shower cubicle. Low flush WC. Pedestal wash hand basin. Window to the rear. Half tiled walls. Chrome heated ladder towel rail. Airing cupboard housing Ideal gas fired central heating boiler. Extractor fan. Electric shaver point.

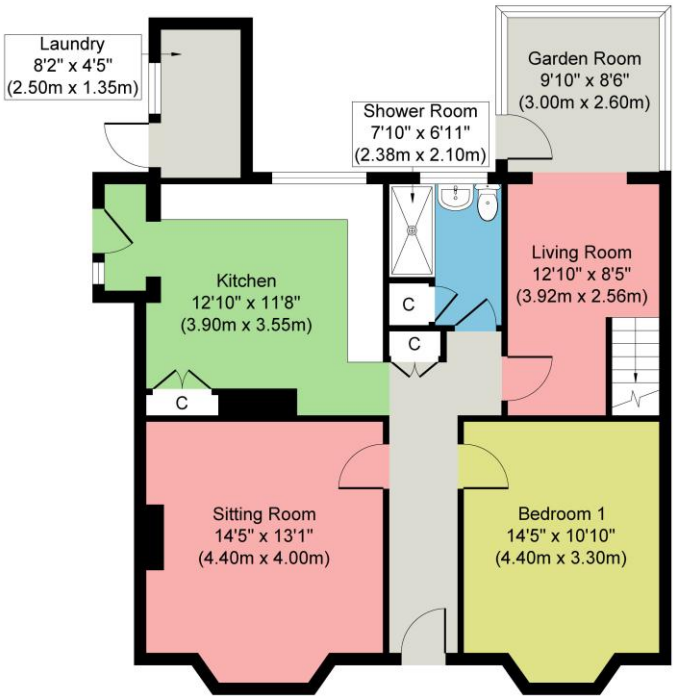
FIRST FLOOR
Landing with fitted storage. Velux roof light.

BEDROOM TWO
4.40 m (14’5”) x 3.67 m (12’0”)
Velux roof light. Radiator.

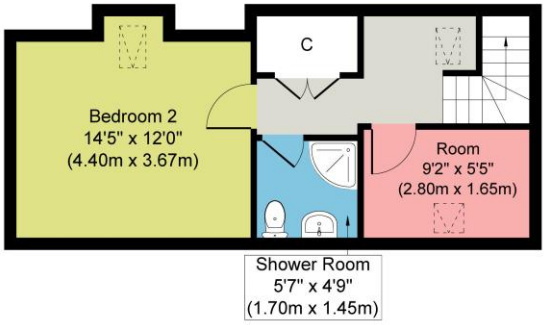
OCCASIONAL BEDROOM THREE
2.80 m (9’2”) x 1.65 m (5’5”)
Velux roof light. Radiator.

SHOWER ROOM
1.70 m (5’7”) x 1.45 m (4’9”)
Corner cubicle. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Extractor fan.

OUTSIDE
Whernside sits well off Whitby Road with a lengthy tarmac drive leading to the timber garage and onto an area of hard standing and turning. Gardens lie to the front and rear with the rear being sheltered and low maintenance with a hard paved area, ideal for sitting out in and a number of well-established beds. To the front the garden is laid to lawn and edged by mature shrubs and plantings.



Ground Floor
Approximate Floor Area
883 sq. ft
(82.00 sq. m)



First Floor
Approximate Floor Area
334 sq. ft
(31.02 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, gas, drainage and electricity. Gas fired Central Heating.
Tenure:	We understand that the property is freehold, and that vacant possession will be granted upon completion.
Council Tax:	D
Post Code:	YO18 7HL
EPC:	Current D60. Potential C80.
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. A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by the buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence, and the sale can progress to the legal stage.

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