



22 Hallgarth , YO18 7AW

Price Guide £330,000



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Nestled in the charming town of Pickering, this delightful three-bedroom grade two listed home offers a perfect blend of modern living and traditional character. Spanning three floors, the property features three generously sized double bedrooms, one en-suite, providing ample space for families or those seeking extra room for guests. The heart of the home is undoubtedly the stunning open-plan living area, which seamlessly combines a dining room, sitting room, and breakfast kitchen. This inviting space is perfect for entertaining friends and family or simply enjoying a quiet evening at home. The ground floor also boasts a practical utility room and a convenient guest WC, enhancing the functionality of the living space. Step outside to discover a delightful, private, and enclosed walled garden, ideal for enjoying the outdoors in peace. Whether you wish to cultivate your own plants, host summer barbecues, or simply relax with a good book, this garden provides a serene retreat from the hustle and bustle of daily life. Located in the heart of Pickering, this property is perfectly positioned to take advantage of the town's amenities, including shops, cafes, and local attractions. With its combination of spacious living, modern conveniences, and a lovely outdoor space, this house is a wonderful opportunity for anyone looking to settle in this picturesque area. Don't miss the chance to make this charming property your new home.

- Three double bedrooms, master with en-suite
- Stunning open plan living, combining sitting room, dining room and breakfast kitchen
- Utility and guest WC
- Delightful, private and fully enclosed walled garden
- On-street parking
- Located in the heart of Pickering
- Some lovely features throughout
- Viewing a must!

Entrance Hall

With solid wood door to the front, ceramic pattern tiled flooring and stairs leading to the first floor.

Sitting Room

A lovely room with high ceilings, wood flooring, bay window with radiator underneath, multi-burning Stove and solid wood flooring. Open to:

Dining Room

Solid wood flooring, understairs cupboard, open to the breakfast kitchen.

Breakfast Kitchen

With a range of fitted units with wooden worktops, tiled flooring and partially tiled walls, Belfast style sink, extractor hood, breakfast bar with cupboards beneath, rear windows and Velux skylight, two radiators and door to the utility/rear entrance area.

Utility

Plumbing for white goods, tiled flooring, stable style

door to rear garden and door to the guest cloakroom/WC.

Guest Cloakroom/WC

White suite with tiled flooring, extractor fan, 'Combi' boiler, and window to the rear aspect.

First Floor Landing

Thermostat, radiator and stairs to the second floor.

Master Bedroom

Two windows to the front aspect with radiators underneath. Door to the en-suite shower room.

En-Suite

White suite with tiled flooring, partially tiled and partially panelled walls, heated towel rail.

Bedroom Two

Two windows to the side aspect with radiators underneath.

Bathroom

White suite with shower plumbed-in above the bath, heated towel rail, partially tiled walls, part panelled walls, extractor fan and window to the rear aspect.

Second Floor Landing

Skylight window.

Bedroom Three

Velux window to the front aspect, eaves storage, two radiators, two Velux windows to the rear aspect.

Exterior

The property offers a delightful, fully enclosed and private walled garden with lawned area, patio and side access gate. The front is flush to the kerb with a step to the front door. There is on-street parking.

Services

Mains connected to water, drainage, gas and electric.

Pickering

Pickering is a bustling and vibrant market town set on the edge of the North York Moors, and home to the North Yorkshire Moors Railway Station. This town offers plenty of shops and local amenities, as well as having a good primary and secondary schools. Situated between Scarborough, Whitby, Helmsley and

a 20 minute drive to the nearby market town of Malton, which offers fantastic transport links for commuters to York, Leeds and London via rail and bus links.



