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# Malton Road, Pickering

£320,000



Hunters are pleased to bring to the market this detached family home, offering generous accommodation, a modern interior and excellent outdoor space including ample off-road parking, a garage, and solar panels for improved energy efficiency.

The ground floor provides a well-planned layout with a spacious living room, a bright kitchen, a separate dining room, a useful ground-floor WC and hallway storage. Upstairs, the property offers superb bedroom space, featuring four well-proportioned double bedrooms along with a modern family bathroom.

Externally, the home sits on a good-sized plot with driveway parking for several vehicles and a detached garage. To the rear, the garden is designed for low maintenance, offering a patio area ideal for outdoor seating along with a small lawn area, providing a practical and private outdoor space.

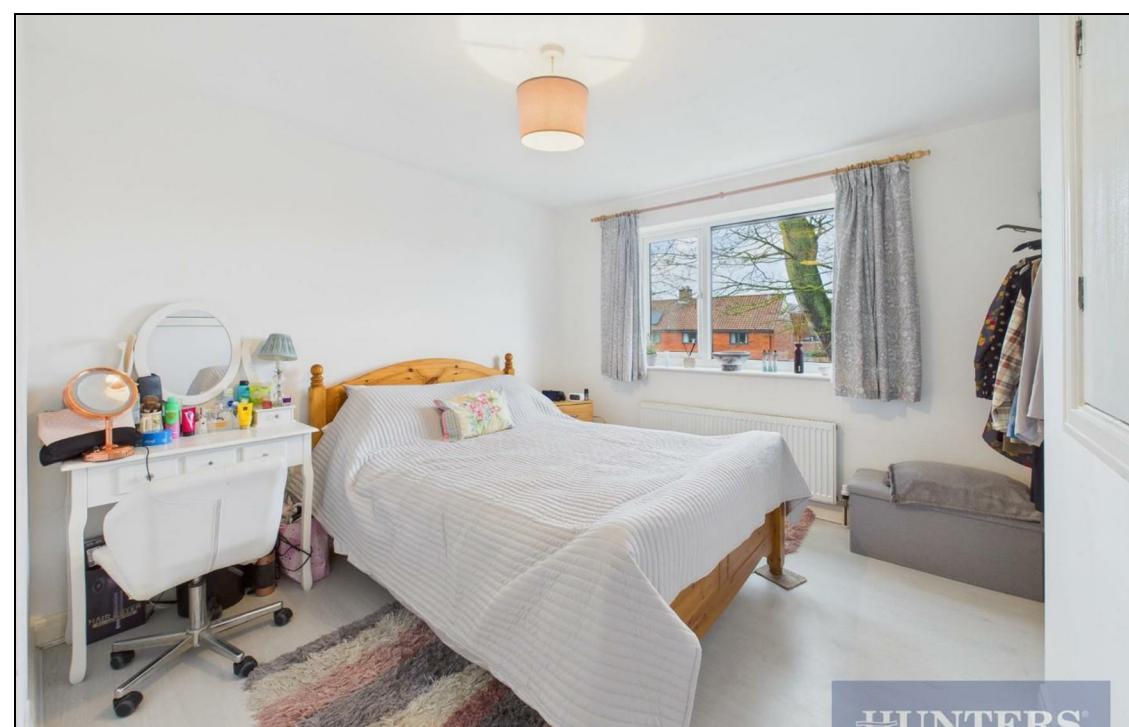
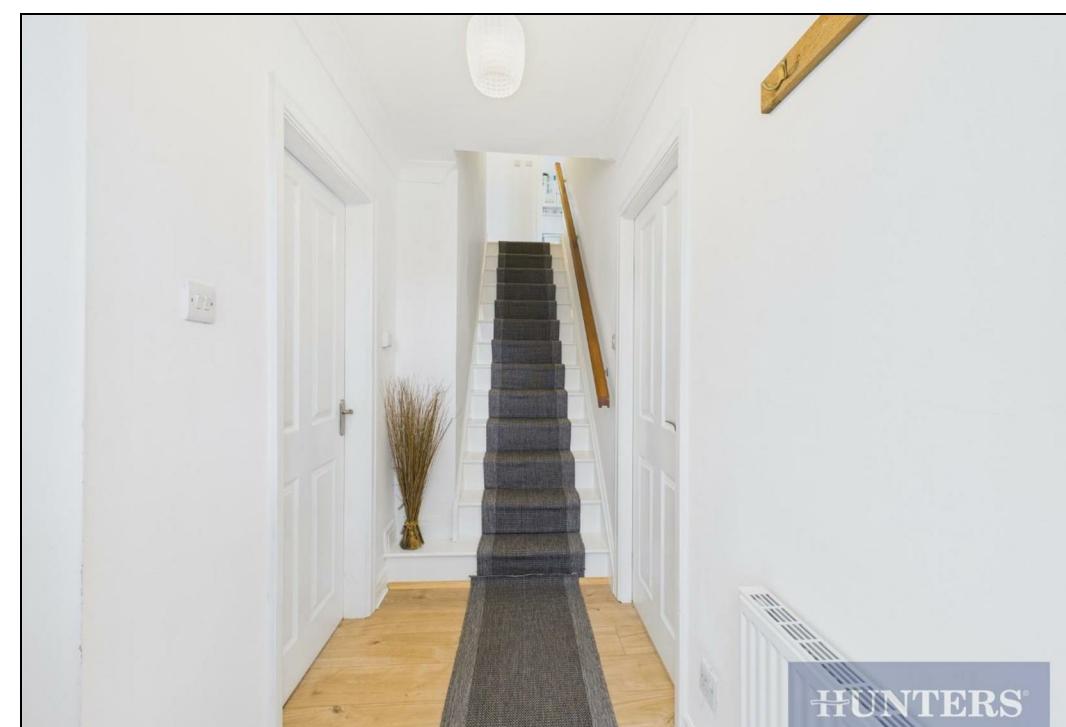
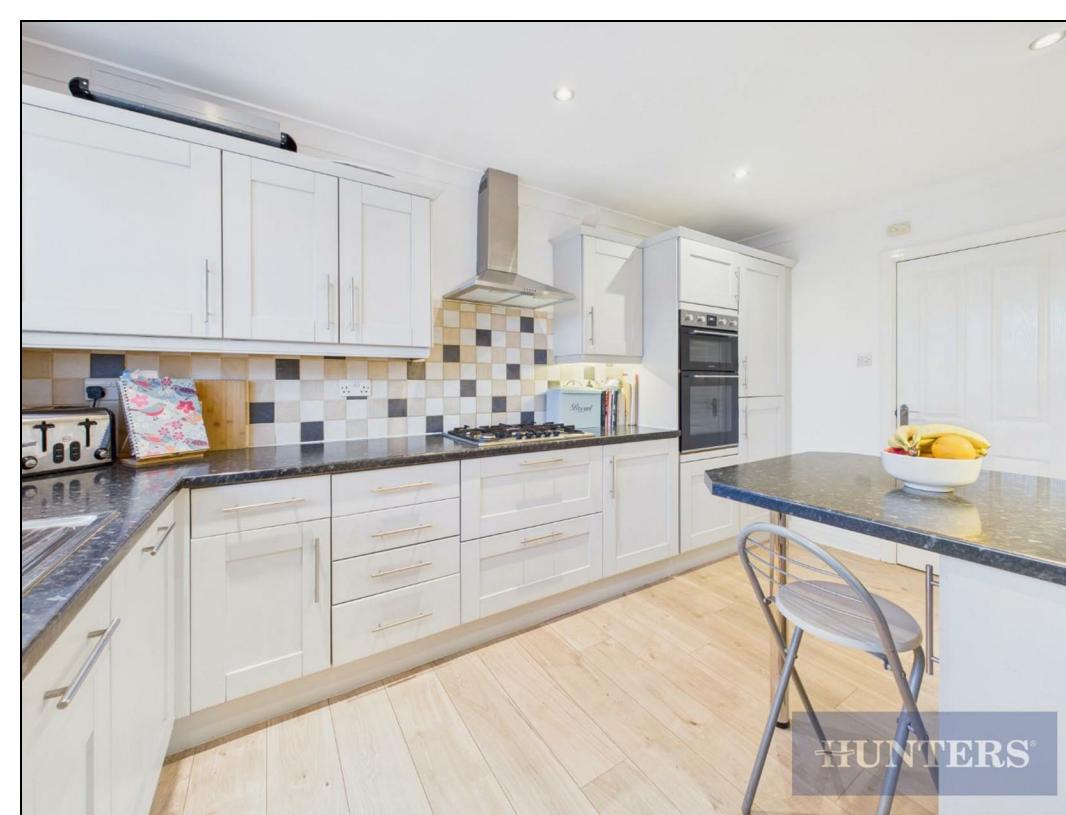
Situated in the sought-after market town of Pickering, North Yorkshire, the property enjoys a fantastic location within easy reach of local amenities, independent shops, cafés and everyday services. Pickering is well known as the “Gateway to the North York Moors”, offering beautiful countryside, walking routes and historic attractions including Pickering Castle and the North Yorkshire Moors Railway. The town provides excellent transport links and a welcoming community, making it an ideal place for families and those looking for a balance of convenience and scenic surroundings.

A versatile and energy-conscious home with generous room sizes and a practical layout—perfect for families or those seeking more space in a desirable and well-connected North Yorkshire location.

## KEY FEATURES

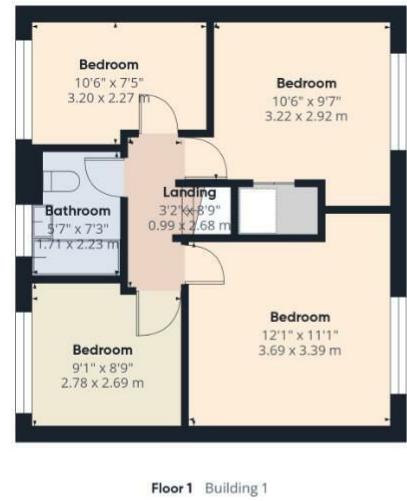
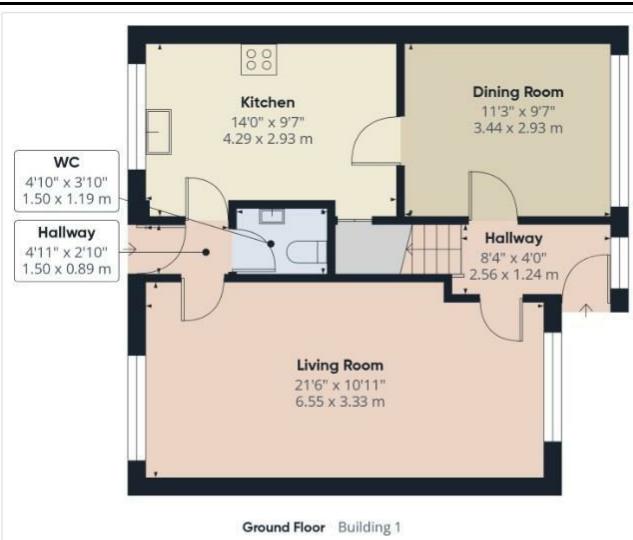
- Detached modern family home
- Four spacious double bedrooms
  - Ample parking and garage
  - Solar panels installed
- Patio and small lawn rear garden
- Popular Pickering location











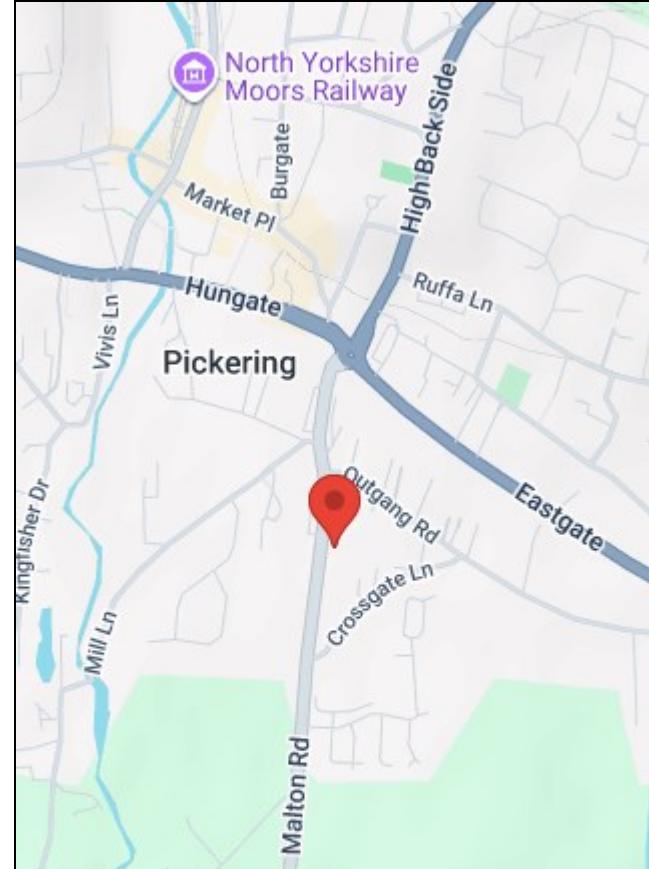
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Approximate total area<sup>(1)</sup>  
1203 ft<sup>2</sup>  
111.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	80	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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