

PRIMROSE HILL, KELD HEAD PICKERING



An individual, detached bungalow with modern, much improved accommodation, set in a mature plot within easy reach to the centre of the town

Over 1,700 square feet of attractive, modern accommodation.

Entrance Hall – Sitting Room - Dining Room – Kitchen with pantry

Bedroom with en-suite shower room – Two further ground floor bedrooms - House Bathroom

First Floor double bedroom – Attic Room

Well established garden and grounds to the front and rear. Off Street Parking . Garage

Upvc Double Glazing. Gas-Fired Central heating.

GUIDE PRICE £485,000

An individual, detached dormer bungalow which has been recently improved throughout and provides a versatile layout of modern and well-presented accommodation. Primrose Hill sits on a good sized, south facing plot with well-established grounds, set in an accessible location on the western edge of the town.

Primrose Hill stands in a slightly elevated position within Keld Head on the western edge of Pickering. The property has been recently much improved, both inside and out with full redecoration to the ground floor, a smart new fireplace to the sitting room and new radiators throughout. The accommodation is arranged over two floors and amounts to just over 1,700 square feet in total. In brief: entrance hall, double aspect sitting room adjoining dining room and kitchen with pantry. There are up to three ground floor bedrooms, all of which are doubles and one with an en-suite shower room alongside the main house bathroom. On the first floor is a fourth bedroom and a large accessible loft area, which currently provides a useful storage area but could be utilised further if required.

The property is approached up a short driveway which easily provides parking for a number of vehicles, as well as space within the single garage, which has a new fibre glass roof. The gardens have been recently landscaped and include lawn, well stocked herbaceous borders, a small vegetable plot and a useful timber summer house.



Pickering is a busy market town on the southern boundary of the North York Moors National Park and some 25 miles north of the city of York. Keld Head is located on the west edge of town and provides easy access to a wide range of amenities, including primary school, surgery, library, sports centre and swimming pool. Convenient also for the surrounding countryside; the neighbouring North York Moors National Park to the north and the Heritage Coastline to the east.

ACCOMMODATION COMPRISES

ENTRANCE HALL

4.44 m(14'7") x 2.03 m(6'8")

Sliding front door opening into the entrance vestibule. uPVC inner door. Stairs up to the First Floor. Radiator. Coving.



SITTING ROOM

6.47 m(21'3") x 3.77 m(12'4")

Polished limestone fireplace with wood effect gas fire, set with inset lights. Casement windows to the front and side elevations. Coving. Pair of radiators. Television point. Glazed double doors to the Dining Room.



DINING ROOM

3.80 m(12'6") x 3.24 m(10'8")

French doors opening out onto the front garden. Casement window to the side. Radiator. Television point. Glass door to the Kitchen.



BREAKFAST KITCHEN

3.80 m(12'6") x 2.80 m(9'2")

Range of fitted base and wall units with granite effect worktops incorporating stainless steel sink unit. Tiled splashback. Integrated electric oven. Integrated four ring hob with extractor hood over. Casement window overlooking to the side. Fully glazed door to the side. Walk in pantry. Coving. Radiator.



BEDROOM ONE

3.70 m(12'2") x 3.00 m(9'10")

Casement window to the front. Radiator.



BEDROOM THREE

3.00 m(9'10") x 2.80 m(9'2")

Casement window to the side. Coving. Radiator.



EN-SUITE SHOWER ROOM

2.40 m(7'10") x 2.00 m(6'7")

Walk in shower cubicle. Low flush WC. Pedestal wash hand basin set within a vanity unit. Heated ladder towel radiator. Casement window to the rear. Recessed ceiling lights.



BATHROOM

2.55 m(8'4") x 2.00 m(6'7")

Bath with a fully tiled surround and shower overhead. Low flush WC. Pedestal wash hand basin. Heated ladder towel rail. Casement window to the side.



BEDROOM TWO

3.70 m(12'2") x 3.00 m(9'10")

Casement window to the rear. Coving. Radiator. Fitted bedroom furniture.



FIRST FLOOR

Fitted eaves storage.

BEDROOM FOUR

3.67 m(12'0") x 3.47 m(11'5")

Eaves storage. Radiator. Casement window to the rear.

ATTIC ROOM

6.35 m(20'10") x 5.40 m(17'9")

Pair of velux roof lights.

GARDEN

The property is set well back from the roadside with ample parking on the hardstanding to the front. The front garden is attractively landscaped with lawn edged by mature hedgerow and a dry-stone wall to the southern boundary.

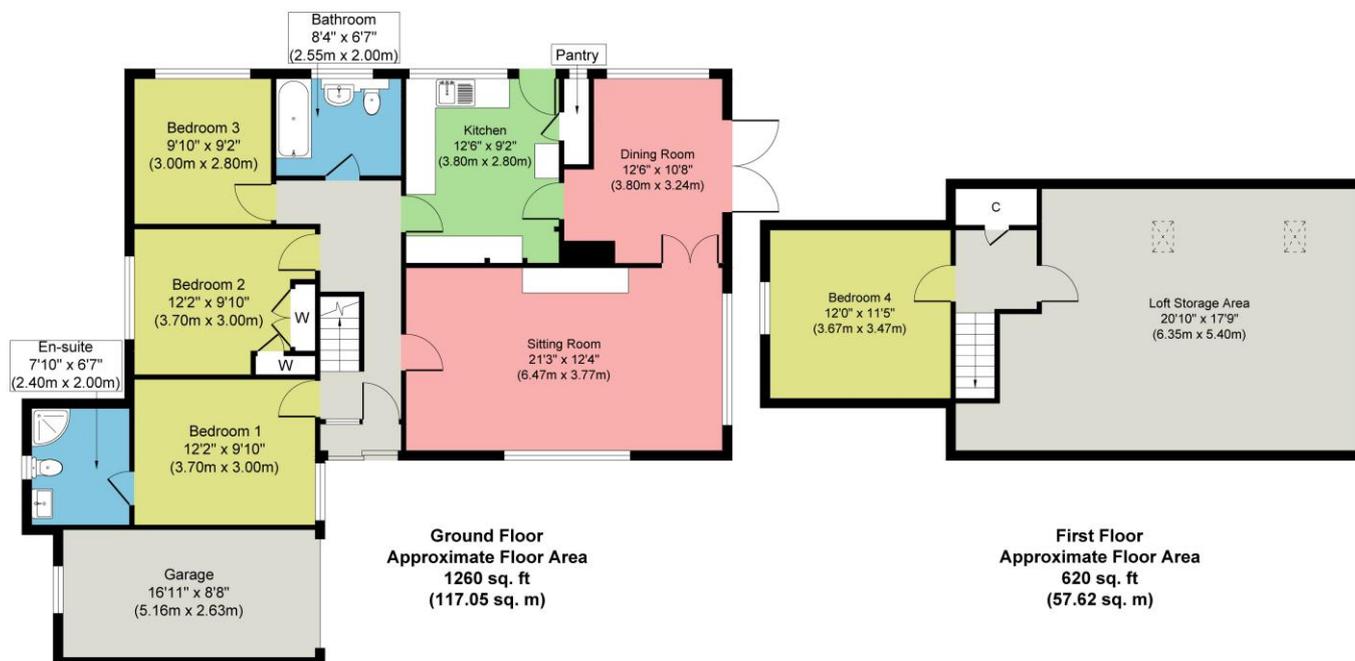
The rear garden in particular has been improved, with landscaping works carried out to make the most of the space and create a productive vegetable plot. To the centre is a level lawned area, edged by flower borders and there are a pair of useful timber garden sheds and a well sited timber summerhouse in the far corner. A flagged pathway leads around the rear and side and there is an outside water supply.



INTEGRAL GARAGE

5.16 m(16'11") x 2.63 m(8'8")

Electric up and over door. Replaced fibreglass roof. Electric light and power. Window to the side. Radiator.



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

Service: Mains water, drainage, gas and electric.
 Council Tax: Band E
 Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
 Planning: North Yorkshire County Council. Ryedale House, Malton, YO17 7HH. Tel: 01653 600666
 Viewing: Strictly by appointment with the Agent's Pickering office.
 Post Code: YO18 8LL
 EPC: Current D/59 Potential B/82

ADDITIONAL INFORMATION

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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