Cundalls

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

ESTABLISHED 1860

CHERIC
MALTON ROAD, PICKERING

A deceptively spacious detached property, providing over 2,000 square feet of well-presented accommodation, situated on the edge of town together with a single garage, off street parking and easily managed gardens.

Entrance Hall – Study - Breakfast Kitchen – Utility Room – Cloakroom –
Dining Room – Sitting Room – Conservatory
Four First Floor Bedrooms, one with en-suite – Bathroom
Gardens to three sides - Off-street parking – Garage
uPVC double glazed and full gas central heating throughout.

GUIDE PRICE £385,000

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

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RICS

Situated upon a generous corner plot on the corner of Malton Road and Crossgate Lane, Cheric is the last house on the left-hand side as you leave Pickering on the Malton Road, just before the Mickle Hill development. The property comprises a surprisingly substantial detached house, which provides over 2,000 square feet of versatile and well-proportioned accommodation. The property has been subject to some recent improvements, including an updated heating system and landscaping to create a large driveway.

The accommodation is well presented throughout and provides the following. Entrance hall, study, large breakfast kitchen with a modern range of units, rear hall with a cloakroom and utility area. Large dual aspect sitting room, dining room and a south facing conservatory with doors which lead out into the garden. Upstairs is a large main bedroom with south facing balcony and en-suite shower room. There are a further three double bedrooms and house bathroom. The property is largely Upvc double glazed throughout and has gas fired central heating.

There is a large driveway to the rear with access off Crossgate Lane which provides a good level of off street parking, alongside a car port and an integral single garage. The gardens lie to three sides and are sheltered and private set behind mature hedges and being largely laid to lawn are easy to maintain.

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, sports centre, restaurants, public houses and an array of retailers.

ACCOMMODATION COMPRISES

ENTRANCE PORCH
Upvc front door. Casement window to the side. Glazed door through to:

ENTRANCE HALLWAY
Radiator. Stairs up with under stairs cupboard. Coving. Thermostatic control. Doors through to the Study, Sitting Room and Kitchen

STUDY
2.30 m(7'7'') x 1.73 m(5'8'')
Dual aspect with windows to the front and side. Radiator. Coving. Telephone point.

SITTING ROOM
6.40 m(21'0'') x 3.60 m(11'10'')
Dual aspect with bay window to the side and casement window to the front elevation. Inset spotlights and central light controlled on a dimmer. Two radiators. Electric feature fireplace with a marble hearth and surround and timber mantelpiece. Television point. Telephone point.

DINING ROOM
3.50 m(11'6'') x 3.30 m(10'10'')
Casement window to the rear. Two radiators. Coving. Door through to the Kitchen. Double doors through to;

CONSERVATORY
3.20 m(10'6'') x 3.00 m(9'10'')
Upvc construction on a stone plinth. Window to all sides and a pitched roof. French windows out onto the garden.

BREAKFAST KITCHEN
6.58 m(21'7'') x 4.33 m(14'2'')
Range of fitted base and wall units with glass fronted display cabinets and fitted wine rack. Island unit with granite effect tops and with breakfast bar. Under cupboard lighting. One and a half bowl acrylic sink unit. Integrated dishwasher. Boulter Berdurus gas fired central heating boiler concealed in wall cupboard with boiler controls beneath.

Casement windows to the rear and side. Tiled floor. Electric cooker point. Extractor hood over. Radiator. Recessed ceiling light. Space for an American fridge freezer.

REAR HALL
2.20 m(7'3'') x 0.90 m(2'11'')
Radiator. Tiled floor. Glazed door out to the front porch. Glazed door to the rear porch. Alarm point.

UTILITY ROOM
2.25 m(7'5'') x 2.00 m(6'7'')
Upvc double glazed door. Tiled floor. Fitted base and wall units incorporating automatic washing machine point.

CLOAKROOM
1.80 m(5'11'') x 0.90 m(2'11'')
Low flush WC. Corner wash hand basin. Tiled floor. Window to the front. Radiator.

FRONT PORCH
1.90 m(6'3'') x 1.00 m(3'3'')
Tiled floor. Door to the garage. Upvc window.

FIRST FLOOR

LANDING
Loft access hatch. Large walk in storage cupboard with velux roof light and hanging space.

MASTER BEDROOM
3.60 m(11'10'') x 3.20 m(10'6'')
South facing fully glazed door leading out onto the balcony which overlooks the garden. Casement window to the side. Radiator. Fitted wardrobes. Telephone point. Television point.

EN-SUITE SHOWER ROOM
2.30 m(7'7'') x 1.60 m(5'3'')
Walk in shower cubicle with electric shower. Wash hand basin set in vanity unit. Low flush WC. Electric light and shaver point. Tiled floor. Extractor fan. Chrome heated ladder towel rail.

BEDROOM TWO
3.60 m(11'10'') x 3.55 m(11'8'')
Radiator. Fitted range of wardrobes. Eaves storage cupboards to both sides with shelving and hanging space. Television point.

BEDROOM THREE
3.30 m(10'10'') x 3.00 m(9'10'')
Radiator, window to the side. Fitted cupboard with hot water cylinder. Television point. Eaves storage.

BEDROOM FOUR
3.30 m(10'10'') x 2.80 m(9'2'')
Casement window to the rear. Radiator. Television point.

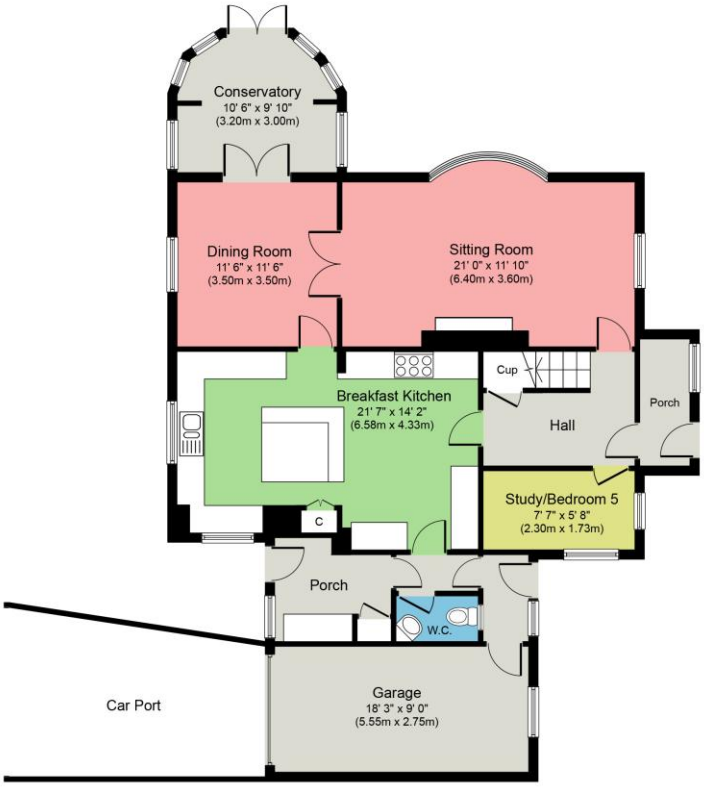
BATHROOM
2.30 m(7'7'') x 2.16 m(7'1'')
Matching white suite: bath with electric shower overhead. Low flush WC. Pedestal wash hand basin. Velux roof light. Tiled floor. Chrome heated ladder towel rail. Extractor fan.

OUTSIDE

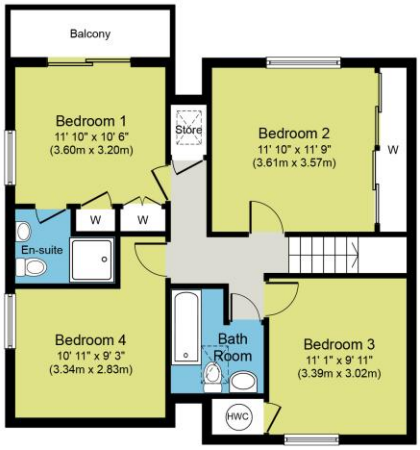
Cheric is situated on a corner plot with mature, easy to maintain gardens to the three sides. Largely lawned with an ornamental pond the plot faces southwest and is sheltered behind mature hedges, creating a private and secure garden.

The drive has been reconfigured to comfortably accommodate several vehicles and there is both a car port and an integral single garage.

INTEGRAL GARAGE
5.50 m(18'1'') x 2.70 m(8'10'')
Up and over door. Window to the front. Electric light and power.



Ground Floor
Approximate Floor Area
1,302 sq. ft.
(121.0 sq. m.)



First Floor
Approximate Floor Area
710 sq. ft.
(66.0 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. 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, gas, drainage and electric. Central heating is gas-fired.
Council Tax:	Band E
Tenure:	We understand that the property is freehold and that vacant possession will be granted upon completion.
Viewing:	Strictly by appointment with the Agent's Pickering office.
Postcode:	YO18 7JL
EPC:	Current D/66 Potential B/82

Please note that the photography dates back in 2020

Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is intended only as an approximate guide. The services as described have not been tested and cannot be guaranteed. 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 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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