



## Long Garth, Whitby Road | Pickering YO18 7HL

Long Garth is an individual two bedroom detached home offering accommodation on two floors together with private driveway and gardens lying to the front and rear.

The accommodation which enjoys the benefit of gas fired central heating comprises entrance hall, three reception rooms, conservatory, kitchen, utility and

bathroom on the ground floor with two bedrooms and cloakroom on the first floor.

The property is situated along the Whitby Road which lies within walking distance of the local amenities and recreational facilities which the market town of Pickering offers.



**Guide Price £275,000**

# Long Garth, Whitby Road | Pickering



## ENTRANCE HALL

18'5" x 5' x 5' (5.61m x 1.52m x 1.52m)

Staircase to first floor, understairs cupboard and single radiator; laminate flooring.

## LIVING ROOM/STUDY

10'10" x 13'2" (3.30m x 4.01m)

uPVC double glazed bay window to the front, timber framed single glazed window with secondary glazing, marble hearth and inset, timber surround and mantel, shelving. (We understand the gas fire has been condemned.)

## KITCHEN

13'2" x 9'4" (4.01m x 2.84m)

uPVC double glazed windows to the rear, uPVC double glazed and single glazed windows to side, range of fitted base and wall mounted units with formica work surfaces over, 1.5 bowl stainless steel sink and drainer with chrome mixer taps, plumbing for dishwasher and double radiator; tiled floor.

## COVERED SECTION

16'10" x 7'4" (5.13m x 2.24m)

Including utility room with wall mounted Baxi gas fired boiler, plumbing for automatic washing machine and doors to the front and rear.

## SITTING ROOM

11'10" x 12'11" (3.61m x 3.94m)

with uPVC double glazed bay window, fireplace with granite hearth and mantel with stone surround and shelving; double radiator and double doors to:

## DINING ROOM

12'11" x 10'9" (3.94m x 3.28m)

with double radiator and double glazed sliding doors to:

## CONSERVATORY

11'9" x 10'6" (3.58m x 3.20m)

uPVC double glazed, tiled floor and double doors to outside.



## BATHROOM

7'11" x 7'4" (2.41m x 2.24m)

uPVC double glazed window to the rear, double shower cubicle with glazed sliding door, tiled enclosure with chrome fittings, pedestal wash hand basin with chrome taps, w.c, part tiled walls, tiled floor, extractor fan; airing cupboard with shelving and housing hot water cylinder.

## FIRST FLOOR

### BEDROOM ONE

12'7" x 10'11" (3.84m x 3.33m)

uPVC double glazed window to side, fitted wardrobe, dressing table and suite; single radiator.

### BEDROOM TWO

12'2" x 8'4" (3.71m x 2.54m)

uPVC double glazed window to the side, built-in wardrobe, eaves storage cupboard, loft hatch and single radiator.

## CLOAKROOM

7'10" x 3'0" (2.39m x 0.91m )

with w.c. and pedestal wash hand basin; velux roof light and eaves storage cupboard.

## OUTSIDE

The property is complemented with a private driveway, to the front, from Whitby Road leading to a gravelled parking and turning area, with a stone flagged patio garden with herbaceous borders to the rear.

## WORKSHOP

18'0" x 9'11" (5.49m x 3.02m)

with roller shutter door, pitched roof, electric power and light with lean-to store measuring 15'0" x 5'9".

## SERVICES

Gas, electricity, water and drainage.



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Total area: approx. 158.7 sq. metres (1707.7 sq. feet)  
**Long Garth, Pickering**

## VIEWING

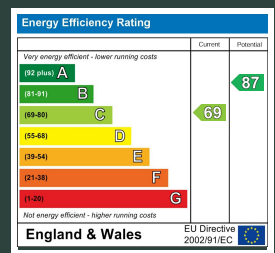
By appointment with the Agents, Pickering Office. Tel: 01751 472724.

## COUNCIL TAX BAND

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## ENERGY PERFORMANCE RATING

C



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**BC**  
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