



The Old School House, 9 Keepersgate | Pickering, YO18 7EZ

The Old School House is an individual detached stone built house together with detached single garage, gardens and parking; the property is situated just south of the town centre and occupies a quite private location.

The accommodation comprises Entrance, living room, dining room, kitchen and sun room on the ground floor with three bedrooms and bathroom on the first floor all of which enjoys gas fired central heating. Keepersgate is within easy reach of the town centre and all the local amenities and recreational facilities which the market town of Pickering offers.



Guide Price £495,000

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Accommodation Comprises

Entrance door to the side leads to:

Entrance Hall

17'1" x 8'5" (5.21m x 2.57m)

Upvc entrance door, tiled floor, staircase to first floor. double doors to living room.

Cloakroom

With low flush w.c and wash hand basin, tiled flooring and central heating radiator.

Sitting Room

17'8" x 16'4" (5.38m x 4.98m)

Dual aspect timber frame double glazed French doors to the rear and double glazed window to the side, fireplace on stone hearth with brick surround, recess and timber beam mantel piece, exposed beam ceiling, timber floor with under floor heating throughout the ground floor.

Kitchen

16'8" x 16'1" (5.08m x 4.90m)

A range of fitted base and wall mounted units with central breakfast island, inset 1.5 bowl sink and drainer with central breakfast island, inset 1 1/2 bowl

sink and drainer with chrome mixer taps, integral fridge freezer, built in dishwasher, timber framed stained glass double glazed window to the front, timber frame window to the rear, tiled floor, tiled brick recess for range cooker, French door into:

Garden Room

9'10" x 11' (3.00m x 3.35m)

Timber frame double glazed window and door to outside, tiled floor, double central heating radiator.

Bedroom Four/Dining Room

11' x 10'6" (3.35m x 3.20m)

Timber framed double glazed window to the rear, double central heating radiator.

Shower Room

Corner shower cubicle, w.c., and wash hand basin, heated towel rail.

Utility Room

Plumbing for washing machine and Ideal Logic gas fired boiler.

First Floor

Galleried Landing

With exposed feature stone wall, velux roof light to the rear, spot lighting walk in cupboard with shelving and double central heating radiator.



Bedroom One

17'8" x 16'4" (5.38m x 4.98m)

Timber frame double glazed window, twin fitted wardrobes and linen cupboard, double radiator.

Bedroom Two

17'10" x 11'2" (5.44m x 3.40m)

Double glazed window, fitted wardrobes and central heating radiator.

Bedroom Three

12' x 10'9" (3.66m x 3.28m)

Velux rooflight to the front, double radiator and loft hatch.

En Suite Shower Room

With corner shower cubicle, w.c. and wash hand basin.

Bathroom

8'8" x 7' (2.64m x 2.13m)

Comprising panelled bath with shower fitting over, low flush w.c. and wash hand basin into vanity unit, part tiled walls, heated towel rail and velux roof light to the front.

Outside

The property is approached along an extension of Keepersgate and provides access to a gravelled driveway with parking to the side, which leads to a DETACHED GARAGE 19'4" x 11'1" of stone and brick construction with up and over door to the front, electric power and light.

Immediately to the rear of the house there is a patio area together with lawned gardens beyond with herbaceous borders. The side of the garage there is a further gravelled parking area and timber shed.

Services

Mains gas, water, electricity and drainage.
Gas fired central heating.



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VIEWING

Strictly By Appointment with the agents

COUNCIL TAX BAND

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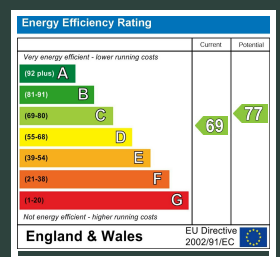
ENERGY PERFORMANCE RATING

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