



Three Gables Hawthorn Lane | Pickering. YO18 7HR

BoultonCooper

BC  
Est. 1801



## Three Gables Hawthorn Lane Pickering

An individual detached five bedroom family house together with gardens, driveway and garages situated to the East of Pickering town centre.

The immaculately presented accommodation which has been modernised to a high standard lies over two floors and enjoys the benefit of sealed unit double glazing and gas fired central heating throughout and offers three reception rooms and five bedrooms three of which have en suite shower or bathrooms.

Hawthorn Lane lies to the Eastern side of Pickering but is within walking distance of all the local amenities and recreational facilities which are on offer.

An internal viewing is highly recommended to fully appreciate the quality accommodation available.

**Guide Price £550,000**

### The Accommodation

#### Ground Floor

##### Reception Hallway

Central heating radiator, coving to ceiling, understairs storage cupboard.

##### Sitting Room

With attractive feature fireplace having marble effect inset and hearth housing coal effect gas fire; double glazed window to the front elevation, coving to ceiling, central heating radiator.

##### Dining Room

With two double glazed windows to the side elevation, coving to ceiling. Central heating radiator. Wall mounted fire which is electric and has a remote control.

##### Kitchen

Comprising stainless steel one and a half bowl drainer sink unit with mixer tap over, roll edge worksurfaces and tiled splashbacks. Extensive range of wall and base units including drawer compartments, wine rack, Rangemaster oven with six ring hob and wok with extractor canopy over; double glazed window to the rear elevation.

##### Utility Room

With plumbing for automatic washing machine, space for tumble dryer. Plumbing for dishwasher. Stainless steel single

drainer sink unit set within roll edge worksurfaces with mixer tap over; tiled splash-backs, wall and base units. Central heating radiator.

##### Rear Lobby

With door to Garage, door to outside and to:

##### Cloakroom

Comprising low flush w.c., pedestal wash hand basin; partial wall tiling, chrome heated towel rail.

##### Living Room

With central heating radiator, coving to ceiling, double garden doors leading to outside. Door into Hallway.

##### Bedroom Four

With double glazed window to the front elevation, central heating radiator, downlighting to ceiling. Built in wardrobes with cupboards above.

##### Bedroom Five

Double glazed window to rear elevation overlooking garden, central heating radiator. Built in wardrobes with cupboards over.

##### Shower Room

With underfloor heating, tiled floor, wall tiling, large shower cubicle with shower unit and shower rose; vanity unit with inset wash hand basin and mixer tap over; low flush w.c., double glazed window to the side elevation. Downlighting.



## First Floor

### Spacious Galleried Landing

With sky light window, access to roof space, large walk-in cupboard and double doors leading to:

### Small Study Area

With shelving, automatic light.

### Master Bedroom

With double glazed bay window to the front elevation, coving to ceiling, central heating radiator.

### En Suite Shower Room

Suite comprising shower cubicle with shower unit, pedestal wash hand basin, low flush w.c., Fully wall tiled and floor tiling. Heated towel rail.

### Bedroom Two

With double glazed window to the side elevation, central heating radiator, two built in cupboards with hanging space.

### En Suite Shower Room

Comprising shower cubicle with shower unit, pedestal wash hand basin, low flush w.c.. Wall and floor tiling, chrome heated towel rail; double glazed sky light window.

### Bedroom Three

With double glazed window to the side elevation, fitted wardrobes with hanging space and shelving, built in wardrobe.

## En Suite Bathroom

Comprising panelled bath with shower unit over, pedestal wash hand basin, low flush w.c. Wall and floor tiling, chrome heated towel rail and door to under eaves storage area. Doubleglazed window to side elevation.

## Outside

Three Gables is approached via a double entrance resin driveway which provides access to either garage. The front garden has a hedge boundary and good sized lawned area with flower/shrubbery bed. There is a paved area to the front of the property leading to the front door

To the rear of the property there is a large patio area with steps leading down to the garden which comprises large laid lawn with attractive well stocked flower/shrubbery borders. Decked area, Garden shed.

There are two Garages lying to either side of the property both with light and power.

## Services

Mains gas, electricity, water and drainage.





**VIEWING**

By telephone appointment with the Agents,  
Pickering Office.


Tel: 01751 472724.

**COUNCIL TAX BAND**

Band F

**ENERGY PERFORMANCE RATING**

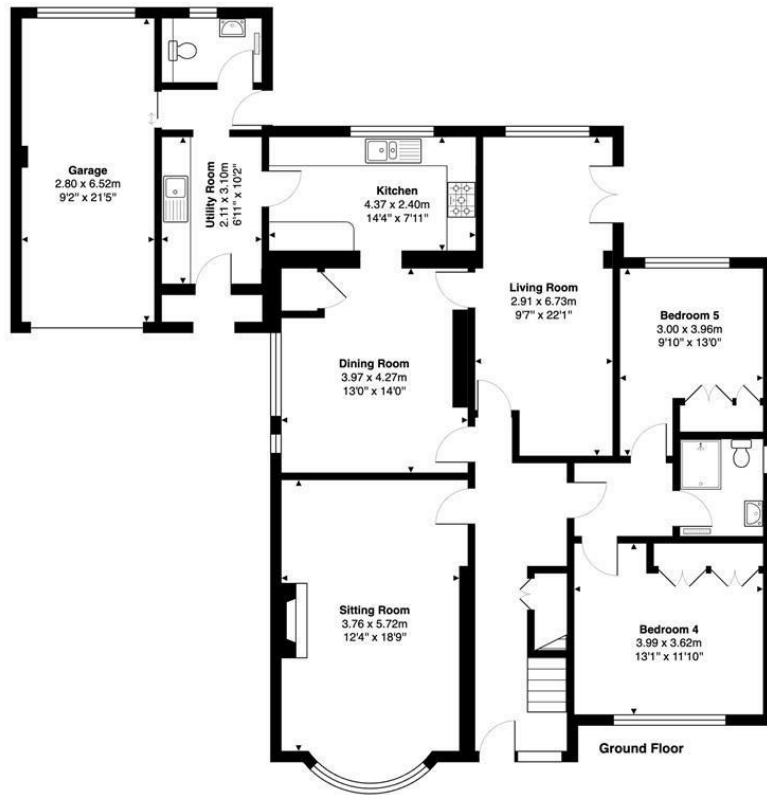
Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>80</b>
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



# Three Gables Hawthorn Lane | Pickering

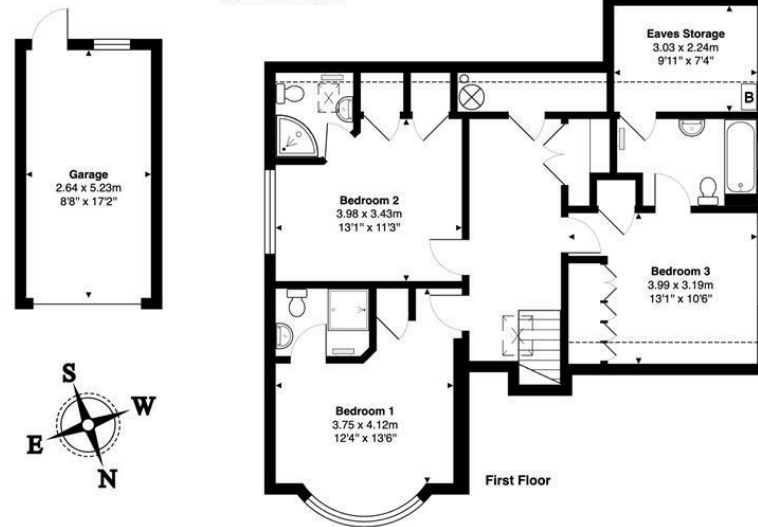
Three Gables, Hawthorn Lane, Pickering, YO18 7HR



## Gross Internal Areas

Main House: 215m<sup>2</sup> ... 2,314ft<sup>2</sup>  
 Garages: 32.9m<sup>2</sup> ... 354ft<sup>2</sup>  
 Total: 247.9m<sup>2</sup> ... 2,668ft<sup>2</sup>

All measurements are approximated for display purposes only and should be independently verified  
 Copyright © 2025 Matt Hillier Photographer  
 www.matthillier.co.uk



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.



St Georges House 39 Market Place, Pickering,  
YO18 7AE  
t: 01751 472724  
e: reception@boultoncooper.co.uk  
[boultoncooper.co.uk](http://boultoncooper.co.uk)



**BoultonCooper**