



Harvern Crest, Whitby Road | Pickering

Immaculately presented and modernised to an extremely high specification situated in a well regarded residential location enjoying a pleasant aspect to the front elevation. Comprising light and airy reception hallway, spacious sitting room, well appointed dining kitchen, attractive garden room, cloakroom and utility on the

ground floor; galleried landing, three bedrooms and luxury shower room on the first floor. Externally long driveway with turning area leads to large double garage; neat gardens lie to the front and rear. Internal viewing highly recommended.



Guide Price £425,000

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RECEPTION HALL

With open staircase to first floor, central heating radiator, understairs cupboard and partial floor tiling.

SITTING ROOM

17'8" x 15'8" max to 11'11"min (5.38 x 4.78 max to 3.63min)

With feature stone fireplace inset hearth with gas fire stove; double glazed windows to front elevation, two central heating radiators, coving to ceiling and spot lighting.

CLOAKROOM

Pedestal wash hand basin, low flush w.c.; central heating radiator and extractor fan.

DINING KITCHEN

20'2" x 9'10" (6.15 x 3.00)

Housing an extensive range of shaker style units comprising one and a half bowl sink unit with mixer tap over set within roll edged work surfaces; wall and base units incorporating drawer compartments, built in oven, microwave, separate four ring induction hob with extractor canopy over and splashback; partial wall tiling,

central heating radiator, spot lighting and DINING AREA with central heating radiator and ceiling coving; double glazed window to rear elevation and double doors leading to:

GARDEN ROOM

11'11" x 10'5" (3.63 x 3.18)

With double glazed windows, double glazed french doors opening onto rear garden. Central heating radiator.

UTILITY ROOM

9'0" x 5'8" (2.74 x 1.73)

Comprising stainless steel sink unit set in roll edged work surfaces with mixer tap over; shaker style wall and base units, plumbing for automatic washing machine, tiled flooring, double glazed window. Personal door leading to double garage.

FRIST FLOOR GALLERIED LANDING

Access to roof space, double glazed window.





BEDROOM ONE

13'11" x 11'5" (4.24 x 3.48)

With double glazed window to the rear elevation, central heating radiator, range of built in furniture including wardrobes, dressing table and cupboards; ceiling coving.

BEDROOM TWO

11'11" plus bay x 11'6" (3.63 plus bay x 3.51)

Double glazed bay window to the front elevation, central heating radiator. Range of fitted furniture comprising fitted wardrobes with cupboards above dressing table and coving to ceiling.

BEDROOM THREE

8'9" x 8'3" (2.67 x 2.51)

Double glazed window to front elevation, central heating radiator, ceiling coving.

LUXURY FITTED SHOWER ROOM

Spacious walk in shower with glass shower screen, shower unit with splash-back;

pedestal wash hand basin, low flush w.c., bidet.

Chrome heated towel rail, central heating radiator, extractor fan, spot lighting. Double glazed window. Partial wall tiling and housing for hot water cylinder.

INTEGRAL GARAGE

26'5" max x 16'5" (8.05 max x 5.00)

With electric roller door, personal door to utility door to rear garden, workshop area, light and power.

OUTSIDE

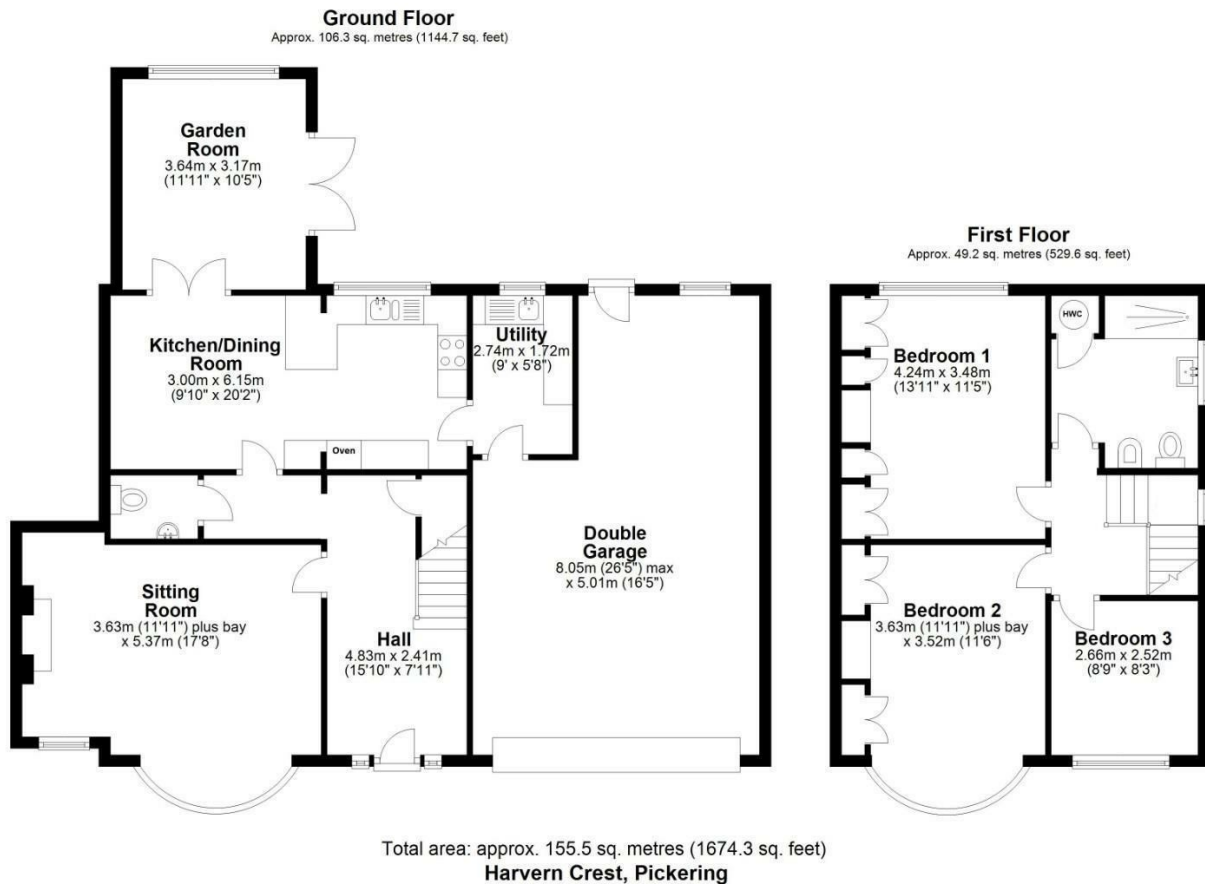
Large front garden been laid to lawn with lavender border, long driveway leading to turning area and DOUBLE GARAGE. The enclosed rear garden comprises patio area with the remainder laid to lawn with flower and shrub borders and fence to the boundary.

SERVICES

Gas, electricity, water and drainage.



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VIEWING

Strictly By Appointment with the agents.

COUNCIL TAX BAND

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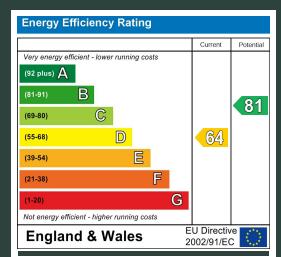
ENERGY PERFORMANCE RATING

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