



The Grove, High Street | Pickering YO18 7QW

BoultonCooper

BC
Est. 1801



The Grove, High Street Pickering

The property is an individual, detached, south facing property occupying an elevated position towards the head of High Street, the house offers an wealth of charm and character with many original features. The accommodation comprises; open entrance porch giving access to reception hallway with original stained glass door and tiled parquet flooring, sitting room with attractive original feature fireplace and bay window, separate dining room, dining kitchen, utility room, further hobby room and cloakroom with w.c., first floor; galleried landing, three good sized bedrooms and bathroom. Externally there are attractive gardens with well stocked borders and beds, patio area, laid lawns, driveway to the rear leading to good sized garage.

Thornton le Dale is a pretty village which lies just east of Pickering and enjoys a good range of local amenities and recreational facilities.

Guide Price £400,000

ACCOMMODATION COMPRISES

Entrance Door

Leads to reception hallway with tiled parquet flooring, elegant open staircase to the first floor with carved newel post and polished hand rail, under stairs storage cupboard, dado rail.

Sitting Room

4.27m x 3.81m (14' x 12'6")

With attractive marble fireplace, tiled inset and hearth, picture rail, double glazed bay window to the front elevation, coving to ceiling, central heating radiator.

Dining Room

4.95m x 4.06m max 3.18m min (16'3" x 13'4" max 10'5" min)

With tall unit housing cupboards that interconnect to the kitchen and open at both sides, two central heating radiators, two double glazed windows.

Dining Kitchen

3.78m x 3.33m (12'5" x 10'11")

Housing a range of units comprising 1 1/2 bowl drainer sink unit set within rolled edge work

surfaces, further wall and base units incorporating drawer compartments with tiled splash backs, built in oven, four ring hob and extractor canopy over, interconnecting cupboards into dining room, plumbing for dishwasher, central heating radiator, double glazed window, coving to ceiling.

Utility Room

2.90m x 2.72m (9'6" x 8'11")

Comprising belfast sink, freestanding boiler, wall units, rolled edge work surfaces, plumbing for automatic washing machine, full length cupboard. Door to outside.

Hobby Room

3.02m x 1.47m (9'11" x 4'10")

With wall units, drawer compartments.

Cloakroom

With low flush w.c. and wash hand basin.

Stairs to hall landing

With double glazed window to the front elevation, stairs to galleried landing, double glazed window to the front elevation, stairs to galleried landing.



Galleried landing

With double glazed window, coving to ceiling, dado rail and central heating radiator.

Bedroom One

4.27m x 3.73m (14' x 12'3")

Double glazed bay window to the front elevation, further side window overlooking the garden; fitted wardrobes and central heating radiator.

Bedroom Two

3.66m x 3.25m (12' x 10'8")

With fitted wardrobes, double glazed windows to the side and rear elevations, coving to ceiling, central heating radiator.

Bedroom Three

3.23m x 3.02m (10'7" x 9'11")

With fitted wardrobes, coving to ceiling, central heating radiator.

Bathroom

Comprising panelled bath with shower unit over, vanity unit with inset wash hand basin and cupboard below, bidet, low

flush w.c., built in cupboard, tiled splash backs, two double glazed windows.

Outside

There are gardens to the front and side with paved area, patio area, laid lawns, well stocked flower/shrubbery borders and various other trees and shrubs, driveway to the rear leads to good sized garage having an up and over door, light and power.

GARAGE

6.93m x 3.66m external (22'9" x 12'0" external)

With "up and over" door, light, power and personnel door.

Tenure

Freehold

Services

Gas,Oil ,electricity, water and drainage.

Agents Notes

Please contact the office prior to viewing to understand the circumstances surrounding the sale.





VIEWING


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

COUNCIL TAX BAND

Band E.

ENERGY PERFORMANCE RATING

Band F.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		26	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



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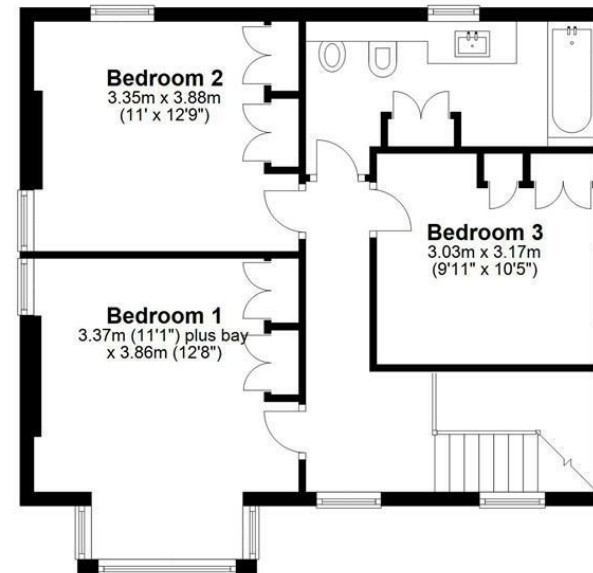
Ground Floor

Approx. 74.0 sq. metres (796.6 sq. feet)



First Floor

Approx. 57.6 sq. metres (619.6 sq. feet)



Total area: approx. 131.6 sq. metres (1416.2 sq. feet)

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