



Castle View, Porters Headland | Pickering YO18 8AG

BoultonCooper

BC
Est. 1801



Castle View, Porters Headland Pickering

An attractive and individual detached dormer bungalow which has been modernised to a high specification and offers versatile accommodation lying over two floors together with landscaped gardens.

The accommodation which enjoys the benefit of gas fired central heating and sealed unit double glazing throughout comprises reception hallway, high quality fitted kitchen with dining area, sitting room, ground floor bedroom, shower room, study/fourth bedroom and utility area on the ground floor with landing, master bedroom with access to luxury bathroom with 'Jack and Jill' to the guest bedroom.

To the outside there is a front garden, parking and good sized garage. Studio/workshop and garden shed within the landscaped rear garden being low maintenance with well stocked shrubs and trees, patio area.

The property is situated in a superb location along this quiet residential lane enjoying views towards Pickering castle and is within easy walking distance of Pickering town centre and all the local amenities and recreational facilities which are on offer.

Accommodation Comprises

Entrance Porch

Oak front door with side glazed panel, coat hots, opaque glazed door to:

Entrance Hall

With oak flooring, open staircase to first floor, central heating thermostate, radiators and good sized understairs cupboard.

Ground Floor Bedroom

2.77m x 3.51m (9'1" x 11'6")

With oak flooring, radiator, built in wardrobe with cupboard over.

Study/Bedroom Four

2.77m x 3.38m (9'1" x 11'1")

With oak flooring, built in book shelves and radiator.

Rear Entrance/Utility

Plumbing for automatic washing machine, oak flooring, half glazed door to rear. Worcester central heating boiler, hot water facility cupboard.

Shower Room

With oak flooring, radiator, shower cubicle, low flush w.c., wash hand basin in vanity unit and radiator.

Open Plan Living

Sitting Area: 18'11" x 10'10". Oak flooring, fireplace with recess for gas effect stove, side alcoves with built-in cupboards, spot lights to ceilings.

Kitchen: 11'11" x 11'10" Range of fitted units including wall and floor units with drawers. Built in hob with extractor hood over, built-in oven, single bowl stainless steel sink unit with mixer taps, spot light to ceiling.

Dining Area: 11'3" x 9'6" South facing with double garden doors and side glazed panels; radiator, oak flooring and spot lights to ceiling.

Guide Price £500,000



First Floor

Landing

Radiator; stained glass window

Bedroom One

5.69m x 4.90m (18'8" x 16'1")

Double aspect, radiator and access to eaves storage cupboard.

En Suite Bathroom (Jack & Jill style)

"P" shaped bath with shower over, wash hand basin, low flush w.c, and bidet. Radiator, spot lights to ceiling.

Bedroom Two

3.81m x 4.88m (12'6" x 16')

Double aspect. Radiator.

Outside

South facing enclosed garden which has been designed for easy maintenance with paving and borders. There is an outside water tap. Double doors giving access to Garage area.

Garage

4.95m x 4.83m (16'3 x 15'10")

Good sized garage with light and power and further parking area. Separate additional internal storage area of 5'1" x 15'9"

Workshop/Studio

4.93m x 4.67m (16'2" x 15'4")

Access via double doors, light and power.

NOTE:

Castle View has a right of way over the neighbouring driveway giving access to the Garage and further parking area.

Services

Mains electricity, gas, water and drainage are connected. Solar panels to the property are owned.





VIEWING
Strictly by appointment with the agents.

COUNCIL TAX BAND
E

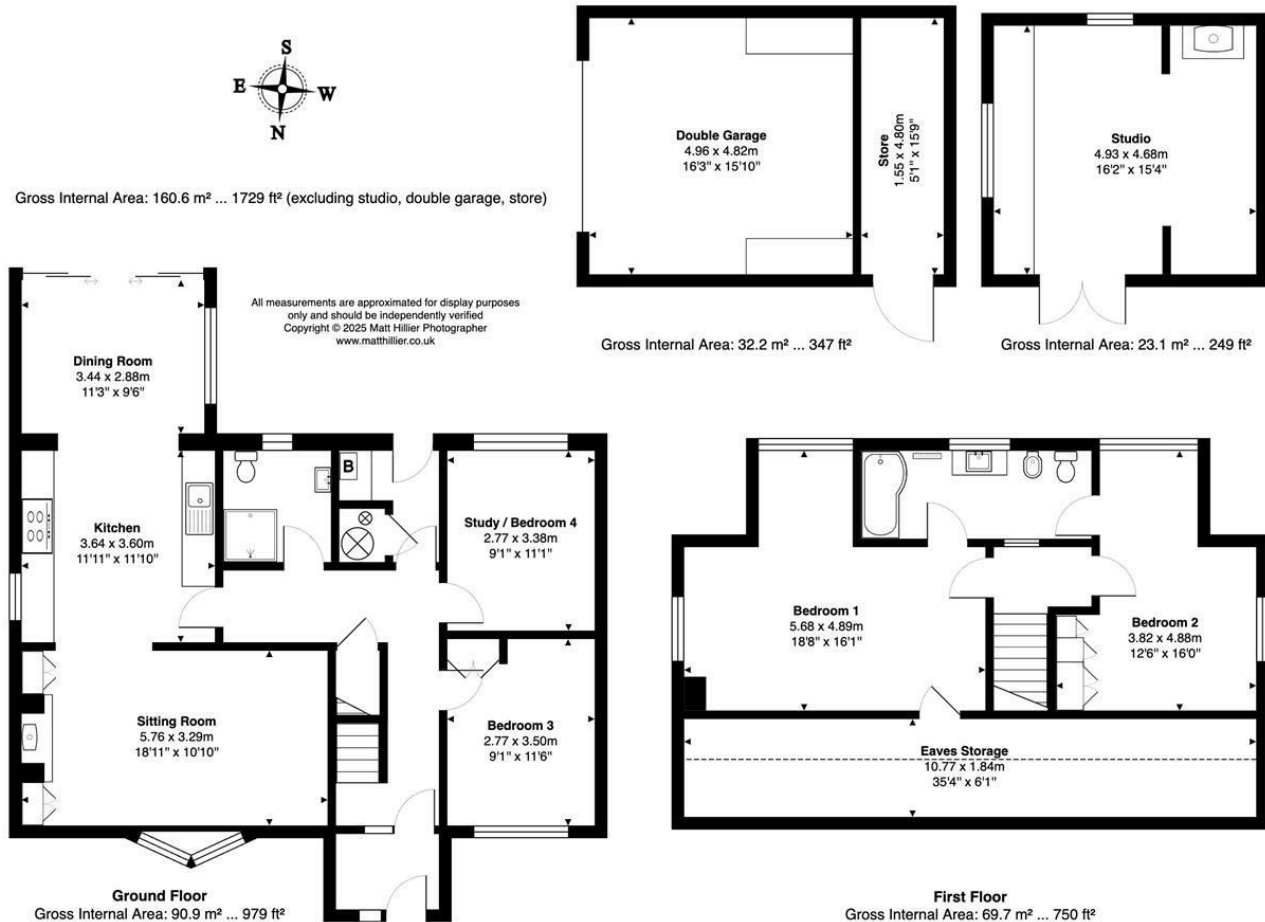
ENERGY PERFORMANCE RATING
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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