



Tycoch, Hawthorn Lane | Pickering YO18 7EA

Tycoch is a three bedroom detached family house occupying a pleasant corner position situated on the eastern side of Pickering town centre.

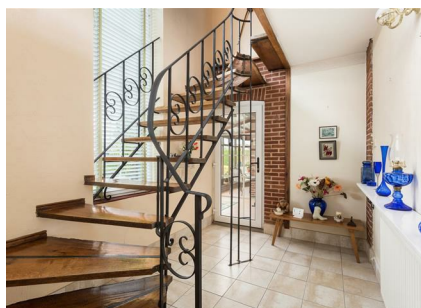
The accommodation which lies on two floors comprises sitting room, open plan dining kitchen, sunroom and inner hall on the ground floor with three bedrooms and house

bathroom on the first floor. Externally there is a utility room, double garage and driveway providing turning area and additional parking for several cars. The gardens are laid to lawn with borders and paved sitting area. Tycoch is been offered with no upward chain.



Guide Price £425,000

Tycoch Hawthorn Lane | Pickering



Accommodation Comprises

Entrance Door to:

Garden Room

19'2" x 9'0" (5.84m x 2.74m)

With Upvc door to Inner hall and double upvc doors to:

Open Plan Dining Room and Kitchen

Dining Room

16'9" x 14'10" (5.11m x 4.52m)

Fireplace with gas fire, brick inset on tiled hearth with timber surround, radiator, two windows, alcove with coat hooks, radiator.

Kitchen

14'1" x 11'1" (4.29m x 3.38m)

Light oak effect wall and floor units comprising single drainer stainless steel sink unit with mixer taps, glass fronted display cupboards, galleried

shelving corner unit, breakfast bar area, tiled floor, radiator, built in oven and hob, upvc door to rear. Sliding door leads to:

Sitting Room

17'7" x 12' (5.36m x 3.66m)

Fireplace with wood burning stove on tiled hearth and feature stone wall with timber mantle over, double aspect, telephone point, television aerial point, radiator, upvc window.

Inner Hall

With radiator, picture window and open staircase with wrought iron handrail with decorative sides.

First Floor

Landing

Access to eaves storage.

Bedroom One

13'8" x 11'6" (4.17m x 3.51m)

Double aspect, built in wardrobes and drawer unit, radiator, Upvc window.



Bedroom Two

14'8" x 9'5" (4.47m x 2.87m)

With built in wardrobes, tongue and groove panelling to wall area, upvc window and radiator.

Bedroom Three

11'5" x 7'9" (3.48m x 2.36m)

With built in wardrobes, upvc window and tongue and groove panelling.

Bathroom

Suite comprising panelled bath, wash hand basin, low flush w.c., and shower curtain. Velux roof light, chrome heated towel rail/radiator. Airing cupboard, tongue and groove ceiling, inset lights, fully tiled walls and ceiling.

Outbuilding/Utility

Utility/Boiler Room

Plumbing for automatic washing machine, Logik gas fired combi boiler, w.c.

Double Garage

22'2" x 19'10" (6.76m x 6.05m)

With two 'up and over' doors, light and power, personal door.

Outside

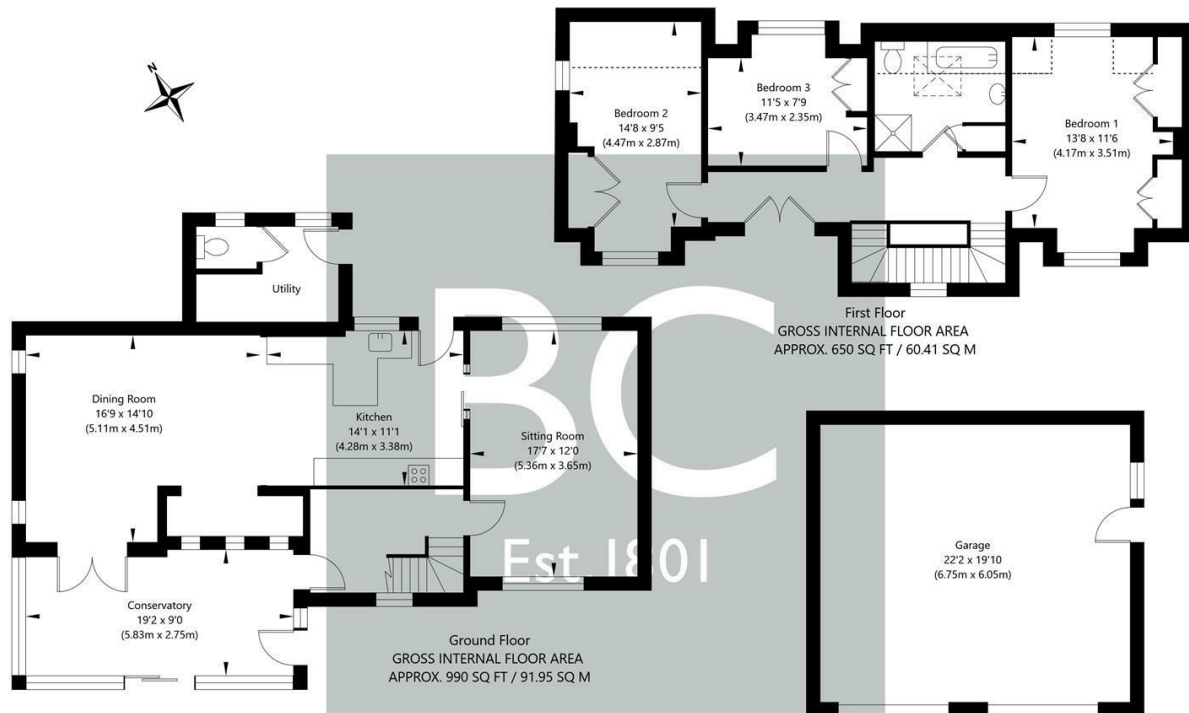
Double wrought iron gates lead to block paved drive and turning area. To the front there are borders containing flowering plants, bushes and shrubs. The rear garden which is enclosed is paved and provides a pleasant sitting area with mature plants and shrubs.

Services

Mains Electricity, gas, water and drainage are connected.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1640 SQ FT / 152.36 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

Strictly By Appointment with the agents.

COUNCIL TAX BAND

E

ENERGY PERFORMANCE RATING

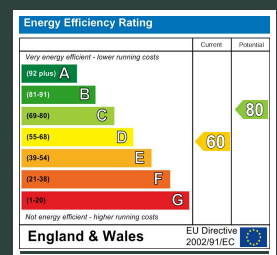
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