



42 Rosamund Avenue | Pickering YO18 7HF

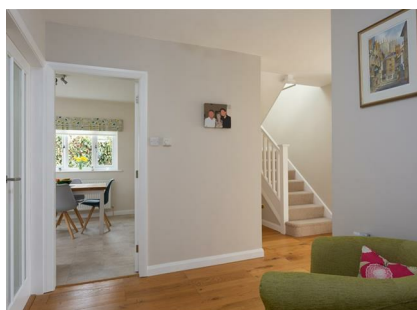
42, Rosamund Avenue is an extremely well presented and spacious detached property situated in a quiet cul-de-sac within this sought after location. The immaculately presented accommodation lies on two floors and comprises reception hallway, sitting room, conservatory, study, fitted dining kitchen, luxury bathroom and bedroom with en suite shower room on the ground floor; on the first floor there are two bedrooms and shower room all of which enjoys the benefit of gas fired central heating and uPVC double

glazing. Externally there is a garage and attractive gardens to the front and rear. Rosamund Avenue is an extremely popular residential area been situated close to Pickering Castle and is within walking distance of the good local amenities and recreational facilities which the market town of Pickering offers. INTERNAL VIEWING IS HIGHLY RECOMMENDED.



Guide Price £450,000

42 Rosamund Avenue | Pickering



RECEPTION HALLWAY

With wood flooring, radiator, staircase to first floor with understairs cupboard, double doors leading to sitting room.

STUDY

10'10" x 5'10" (3.30m x 1.78m)

Double glazed window to the front elevation, central heating radiator.

KITCHEN WITH DINING AREA

20'0" x 10'11" (6.10m x 3.33m)

Comprising 1 1/2 bowl drainer sink unit with mixer tap over set within rolled edge work surfaces, extensive range of wall and base units incorporating drawer compartments with tiled splash backs, Range Master oven with five ring gas hob and extractor canopy over, built in dishwasher, built in fridge, built in freezer, plumbing for automatic washing machine, central heating radiator, double glazed windows to the side and rear elevation, door to outside.

SITTING ROOM

17'1" x 10'10" (5.21m x 3.30m)

With french doors to outside, patio doors to conservatory and central heating radiator.

CONSERVATORY/SUNROOM

15'3" x 9'6" (4.65m x 2.90m)

With wood flooring, double glazed windows, central heating radiator, door to outside.

GROUND FLOOR BEDROOM

12'10" x 11'10" (3.91m x 3.61m)

Double glazed window to the front elevation and central heating radiator.

ENSUITE SHOWER ROOM

Tiled shower cubicle with shower unit and screen, low flush w.c., and pedestal wash hand basin. chrome heated towel rail, double glazed window to the side elevation.

BATHROOM

With suite comprising panelled bath, pedestal wash hand basin and low flush w.c.; tiled splash backs, chrome heated towel rail, double glazed window and extractor fan.

FIRST FLOOR

LANDING

Double glazed velux window and walk in under eaves storage, spot lighting.



BEDROOM TWO

11'4" x 8'6" (3.45m x 2.59m)

Double glazed window to the front elevation, central heating radiator and walk in under eaves storage.

BEDROOM THREE

11'10" x 11'0" (3.61m x 3.35m)

Built in wardrobes, Central heating radiator and under eaves storage, double glazed window to the rear elevation

SHOWER ROOM

Double shower cubicle with shower unit, pedestal wash hand basin and low flush w.c., chrome heated towel rail and double glazed velux window.

OUTSIDE

The front garden is laid to lawn with attractive flower/shrubbery borders, driveway leading to GARAGE, side access to both sides of the bungalow.

Good size rear garden having patio area with retaining wall, laid lawn and flower/shrubbery borders.

GARAGE

With "up and over" door, light and power. Personal door to the rear garden. Worcester gas fired central heating boiler.

SERVICES

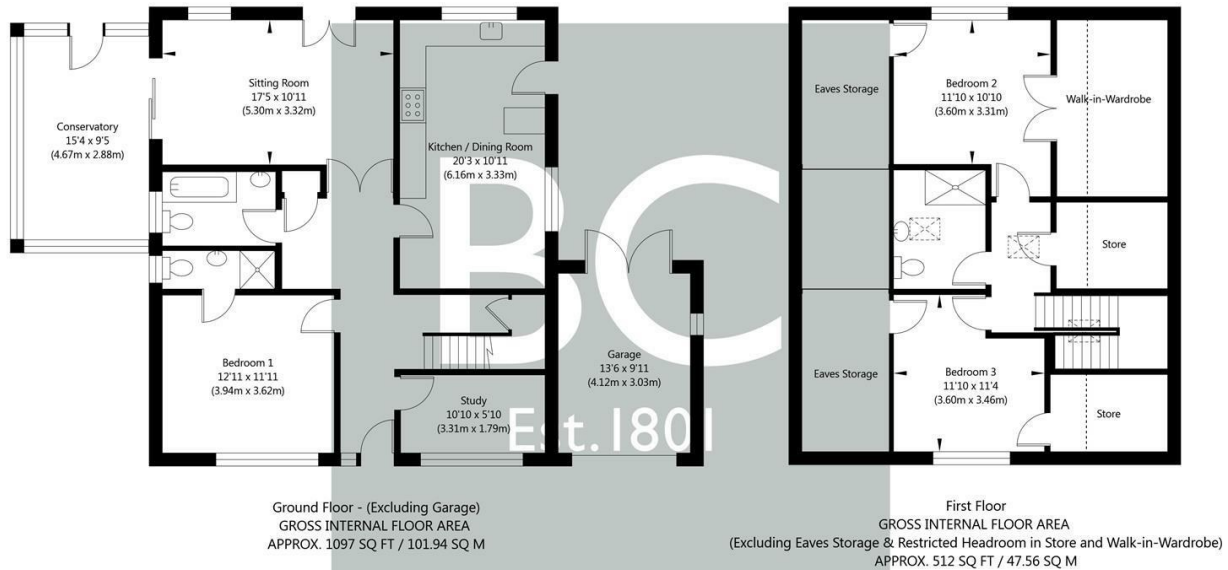
Mains electricity, gas, water and drainage. Gas fired central heating.

DIRECTIONS

From our Pickering office, turn left at the top of the Market Place towards the Castle, take the second right turn onto Norman Close, then take the first left onto Rosamund Avenue, take your first left and Number 42 Rosamund Avenue is on your right hand side.



42 Rosamund Avenue | Pickering



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1609 SQ FT / 149.5 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

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

COUNCIL TAX BAND

Band D,

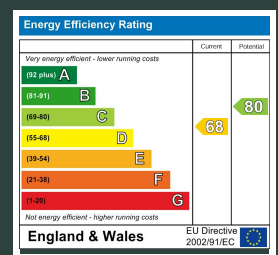
ENERGY PERFORMANCE RATING

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