



## 2 Wandles Cottages, Ruffa Lane, Pickering. YO18 7HW

2 Wandles Cottages is an attractive character cottage that has been lovingly and sympathetically modernised to provide a home of character together with south facing garden, parking and garage. The accommodation lies over two floors and comprises dining kitchen, sitting room and bedroom/study on the ground floor, with three bedrooms, shower room and cloakroom on the first floor. Wandles is situated along Ruffa Lane which lies to the East of Pickering town centre where a good range of local amenities and recreational facilities can be found within walking distance of the cottage.



**Guide Price £265,000**



## 2 Wandales Cottages, Ruffa Lane | Pickering



### Accommodation Comprises

#### Stable Door

Leads to:

#### Dining Kitchen

With exposed timbers to ceiling.

Kitchen area: with single drainer sink unit set within rolled edge work surfaces with mixer tap over, base units incorporating drawer compartments, built in oven, four ring electric hob with extractor canopy over, tiled splash backs, tiled window sill, plumbing for dishwasher and automatic washing machine. walk in pantry area with tiled flooring and shelving. Double glazed window to the front elevation.

Dining area: Laminate flooring, wall mounted electric heater, double glazed window to the front elevation with tiled window sill, steps lead down

to sitting room. Steps off dining area to latch door to staircase leading up to the first floor.

#### Sitting Room

With feature stone fireplace, tiled hearth, open dog grate, display shelving, exposed timbers to ceiling and wall mounted electric heater. Built in cupboard and double glazed window to the rear elevation overlooking the garden. Laminate flooring and latch door leads to rear porch.

#### Rear Porch

With tiled flooring and stable door leading onto the rear south facing garden.

#### Ground Floor Bedroom/Study

With double glazed window to the rear elevation, wall mounted electric heater and display shelving,



## First Floor

### Bedroom One

With wall mounted electric heater, double glazed window to the rear elevation overlooking the rear garden, access to roof space.

### Bedroom Two

With double glazed window to the front elevation, wall mounted electric heater.

### Bedroom Three

With double glazed window to rear elevation overlooking the garden, wall mounted electric heater.

### Re-fitted Shower room

Shower cubicle with shower unit being tiled, vanity unit with inset wash hand basin and cupboards below. Low flush w.c, and partial wall tiling, heated towel rail, access to roof

space, double glazed window to the front elevation with tiled window sill, built in airing cupboard housing hot water cylinder and storage shelving.

### Cloakroom

Comprising low flush w.c, wash hand basin with tiled splash back. Eye level cupboard.

### Outside

Parking area/driveway leads to a good sized detached timber GARAGE with double opening doors. Bike store and storage shed.

The rear garden is paved with flower/shrubbery borders and fencing to the boundaries.

### Services

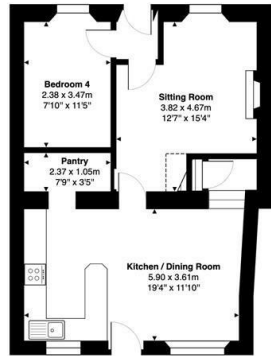
Mains electricity, water and drainage are connected.

Gas supply disconnected.

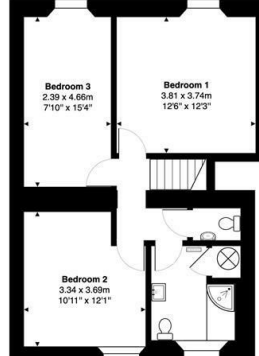


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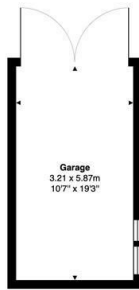
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Ground Floor  
Gross Internal Area: 55.1 m<sup>2</sup> ... 593 ft<sup>2</sup>



First Floor  
Gross Internal Area: 53.3 m<sup>2</sup> ... 574 ft<sup>2</sup>



Gross Internal Area: 18.9 m<sup>2</sup> ... 203 ft<sup>2</sup>



Gross Internal Area: 108.4 m<sup>2</sup> ... 1166 ft<sup>2</sup> (excluding garage)

All measurements are approximated for display purposes only and should be independently verified.  
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## VIEWING

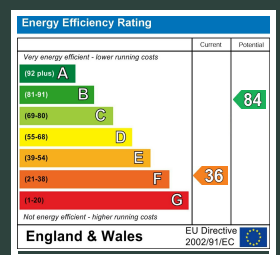
By telephone appointment with the Agents, Pickering office. Tel: 01751 472724

## COUNCIL TAX BAND

C

## ENERGY PERFORMANCE RATING

F



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**BC**  
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