



Coromoor House, Ings Lane | Lastingham. YO62 6TD



Coromoor House Ings Lane Lastingham

An attractive stone built property situated in a highly sought after location, the property is in need of some modernisation and potential to extend subject to usual planning consent.

Reception hallway with cloakroom, 'L' shaped Lounge Dining Area, fitted kitchen, pleasant and good size sun room, spacious landing, three good size bedrooms and shower room, large driveway and garage, good sized private rear garden.

The property is being offered with no upward chain Internal Viewing is highly recommended.

Guide Price £550,000

Accommodation Comprises

Entrance Door leads to:

Reception Hallway

With stairs to first floor landing, central heating radiator, two windows to the front elevation, door to cloakroom.

Cloakroom

Comprising wash hand basin with mixer tap and cupboards below, low flush w.c., central heating radiator, window to the front elevation.

Lounge/Dining Area

7.29m x 4.06m plus 3.00m x 2.51m (23'11" x 13'4" plus 9'10" x 8'3")

With stone feature fireplace, tiled hearth, open dog crate, wooden mantle, three central heating radiators, window to the front and rear and window to the sunroom, coving to ceiling.

Sun Room

5.79m x 2.67m (19' x 8'9")

With double glazed windows and tilt and turn

sliding door to outside, central heating radiator, exposed stone work.

Kitchen

3.56m x 3.18m (11'8" x 10'5")

Housing a range of units comprising 1 1/2 bowl drainer sink unit with mixer tap over set within rolled edge work surfaces, numerous wall and base units incorporating drawer compartments with tiled splash backs, four ring hob with extractor fan over, double oven, display shelving, built in fridge, central heating radiator, understairs storage cupboard, door to garage, window to sunroom.

Half landing

With window and stairs lead to:

Large Landing

With window to front elevation, access to roof space, built in airing cupboard housing hot water cylinder and shelving.



Bedroom Two

3.23m x 2.72m (10'7" x 8'11")

With window to the rear elevation overlooking the garden, central heating radiator, a range of fitted wardrobes.

Bedroom One

4.47m x 4.19m (14'8" x 13'9")

Wash hand basin with cupboards below, tiled work surface and splash backs, built in wardrobe with hanging space and shelving above, central heating radiator, window to the rear elevation overlooking the garden.

Bedroom Three

3.12m x 3.43m inc wardrobes (10'3" x 11'3" inc wardrobes)

With fitted wardrobes and fitted dressing table with drawer compartments, central heating radiator, window to the front elevation.

Shower Room

Comprising double shower cubicle with shower unit, pedestal wash hand basin, low flush w.c., part wall boarding, partial wall tiling, central heating radiator, tiled flooring, window to the rear elevation with tiled window sill.

Garage

6.76m x 4.19m (22'2" x 13'9")

With up and over door, personal door to the front and personal door leading to the Sun Room and the kitchen, plumbing for automatic washing machine, outside tap, free standing boiler, window to the side elevation and access to roof space. The garage has light and power.

Outside

Double gates lead to driveway being gravelled, front garden with laid lawn, flower/shrubbery borders and various other trees and shrubs, driveway leads to larger than average garage, there is side access to both sides of the property and also two raised beds to the front being well stocked with flowers, paved area to the side, pathway leads to the rear garden with laid lawn, flower/shrubbery borders, various other trees and shrubs, additional large lawn area to rear garden, pathway to garden with trees and shrubs, further pathway leading to another additional garden at the extreme rear with flower/shrubbery borders.

Services

Mains electricity, water and mains drainage are connected. Oil fired central heating.





VIEWING


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

COUNCIL TAX BAND

F

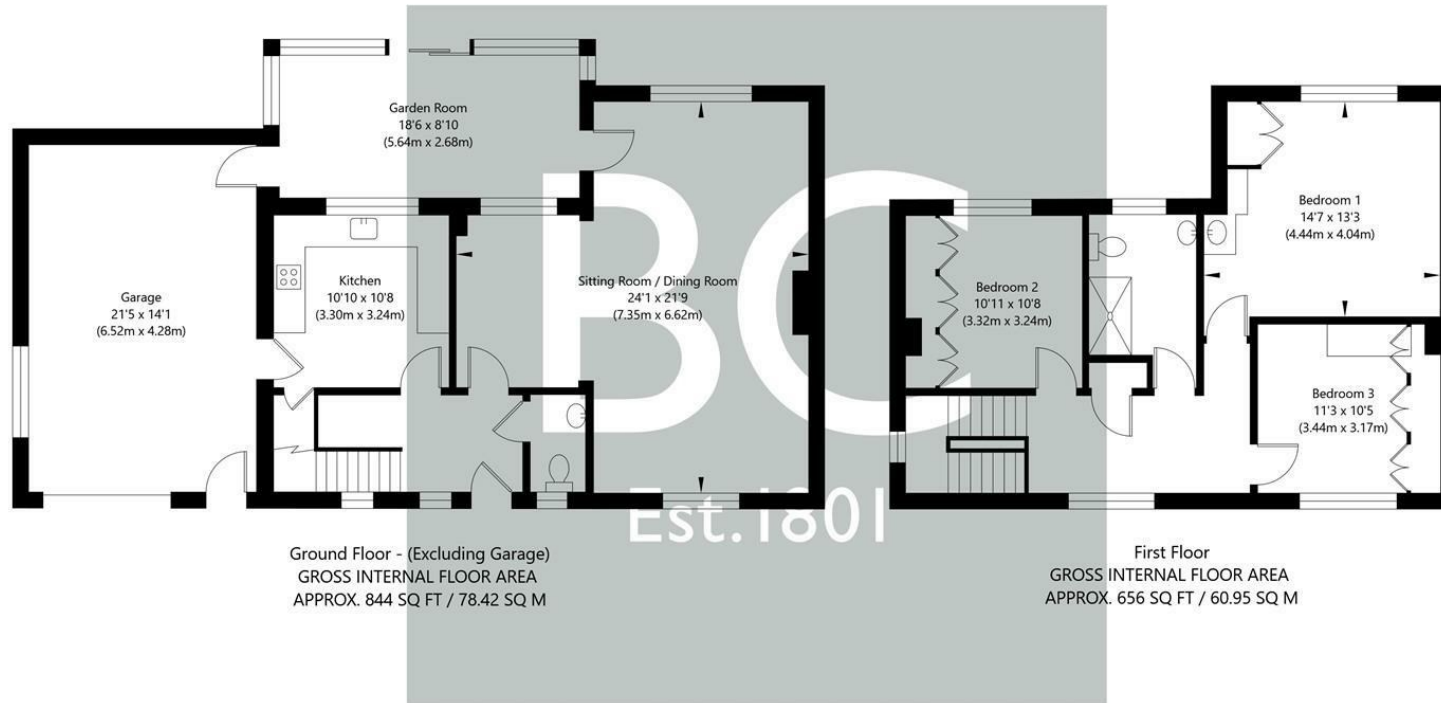
ENERGY PERFORMANCE RATING

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E			
(21-38) F		35	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1500 SQ FT / 139.37 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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