



## 1 Undercliffe | Pickering. YO18 7BB

1, Undercliffe is an impressive detached family house situated within the old town of Pickering overlooking the North York Moors Railway together with gardens and parking.

The spacious accommodation which lies on three floors enjoys internal period features and has a wealth of charm and character throughout.

Externally there is a driveway with

parking to the side and good sized established garden.

1, Undercliffe is situated close the North York Moors Heritage Railway so is ideal for a railway enthusiast.

Pickering is an attractive market town and 1, Undercliffe being situated just off the town centre means that all the local facilities and recreational amenities are easily accessible.



**Guide Price £430,000**

# 1 Undercliffe | Pickering



## Enclosed Porch

With tiled flooring and door to reception hallway.

## Reception Hallway

With central heating radiator, understairs storage cupboard, stairs to first floor landing.

## Cloakroom

Comprising low flush w.c., wash hand basin with tiled splash back and central heating radiator.

## Sitting Room

With feature fireplace having wooden surround, tiled hearth, cast iron inset with decorative tiles, open dog grate, part wood panelling to walls, picture rail, coving to ceiling, secondary double glazed bay window to the front elevation and secondary double glazed window to the side elevation. Central heating radiator, stripped wooden floor boards.

## Study/Snug

With window to the side elevation, wooden flooring, picture rail, coving to ceiling.

## Spacious Dining Kitchen

Comprising Belfast sink with drainer, wood block work surfacing, five ring gas hob, built in oven, shelving, drawers, plate rack, tiled splash backs, wall mounted boiler, window and door to Lean to. Dining Area with gas burning stove set within the chimney

breast with tiled hearth, cupboards and shelving to either side of the chimney breast, part wood panelling to walls, secondary double glazed window to the front elevation and central heating radiator.

## Lean To

With glazed glass roof, door to outside, tiled flooring.

## First Floor

### Landing

With secondary double glazed window to the front and rear elevations, dado rail, central heating radiator, stairs to second floor landing.

### Bedroom One

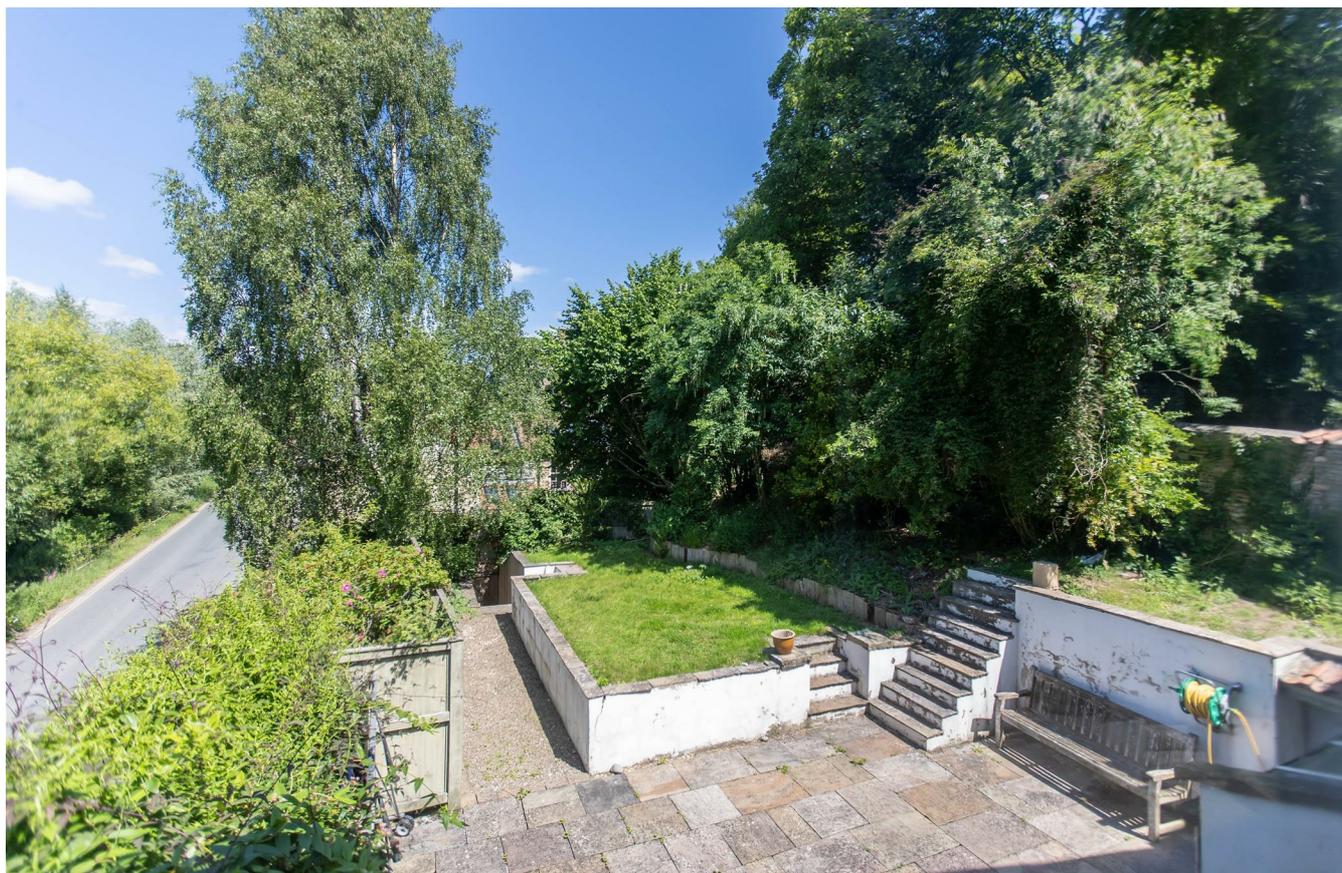
Secondary double glazed bay window to the front elevation, secondary double glazed window to the side elevation, shelving, fitted wardrobes with cupboards above, covered central heating radiator.

### En Suite

Comprising shower cubicle being tiled with shower unit, pedestal wash hand basin, low flush w.c., heated towel rail and spot lighting.

### Bathroom

With panelled bath and shower unit over, wash hand basin with cupboard below, tiled splash backs, low flush w.c., heated towel rail and window to the side elevation.



### Reception Room/Bedroom Five

(over the kitchen) With bay window to the side elevation, an additional secondary double glazed window to the side elevation, attractive cast iron fireplace with decorative tiled inset, tiled hearth and gas fire, picture rail. door to rear lobby area with under eaves storage and door to leading to outside.

### Bedroom Two

(over the dining area) With secondary double glazed bay windows to the front elevation, secondary double glazed window to the side elevation, coving to ceiling, cast iron fireplace with decorative inset.

### Second Floor Landing

Having velux window, part wood panelling, dado rail, central heating radiator.

### Bedroom Three

With windows to the front and side elevations, undereaves storage, central heating radiator, small access to roof space.

### Bedroom Four

Windows to the front and side elevations, central heating radiator, built in cupboard.

### Shower Room

With part wood panelling to walls, shower cubicle being tiled with shower unit, pedestal wash hand basin with tiled splash backs, low flush w.c., heated towel rail and built in cupboard.

### Outside

The garden is to the side of the property with paved area, raised laid lawn, flower and shrubbery borders. Steps lead up to terrace with mature trees. Steps and access lead to gateway with parking area beyond.

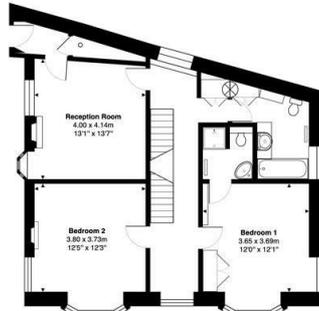
### Services

Mains electricity, gas, water and drainage are connected.

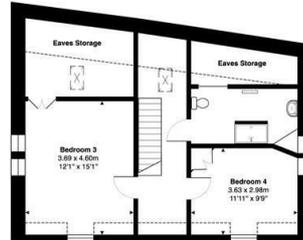


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**First Floor**  
Gross Internal Area: 78.8 m<sup>2</sup> ... 848 ft<sup>2</sup>



**Second Floor**  
Gross Internal Area: 63.4 m<sup>2</sup> ... 683 ft<sup>2</sup>



**Ground Floor**  
Gross Internal Area: 79.1 m<sup>2</sup> ... 852 ft<sup>2</sup>



gross Internal Area: 221.3 m<sup>2</sup> ... 2382 ft<sup>2</sup>

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

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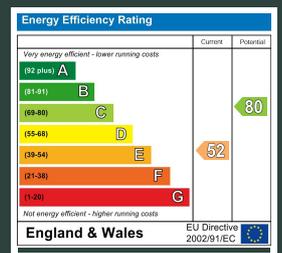
### ENERGY PERFORMANCE RATING

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**BC**  
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