



## Ryedale, 17 Middleton Road | Pickering, YO18 8AL

A charming Edwardian property located within a popular residential area of Pickering and situated within a short walking distance of the town centre and amenities.

The property offers spacious and versatile accommodation over three floors together with a good size rear garden and parking and comprises; spacious reception hallway, generous sitting/dining room, kitchen, utility room, cloak room and boot room.

To the first floor there are two double bedrooms single bedroom and large

family bathroom.

To the second floor, again two good size double bedrooms and a further study/storage room.

Driveway offers parking, gated side access leads to the rear with patio area and laid lawn with established shrubbery borders, to the extreme rear a further patio area with garden shed.

Pickering is a popular market town set on the edge of the North York Moors National Park and offers a wide range of shopping and sporting/leisure facilities as well as good local schooling.



**Guide Price £410,000**

# Ryedale, 17 Middleton Road | Pickering



## Acommodation Comprises

### Entrance Door

Leads to enclosed porch with minton flooring and door leading to:

### Reception Hallway

With dado rail, coving to ceiling, central heating radiator, stairs to first floor landing, understairs storage cupboard, feature window to sitting room/dining area.

### Kitchen

11'3" x 9'1" (3.43m x 2.77m)

Comprising 1 1/2 bowl drainer sink unit set within rolled edge work surfaces with mixer tap over, wall and base units incorporating drawer compartments with tiled splash backs, wine rack, display shelving, plumbing for dishwasher, two double glazed windows to the side elevation with tiled window sills. Exposed beams to ceiling, part wood panelling to walls, central heating radiator and electric cooker point.

### Utility Room

5'6" x 8'7" (1.68m x 2.62m)

With tiled flooring, plumbing for automatic washing machine leads to:

### Boot Room

5'5" x 13' (1.65m x 3.96m)

Additional area with base units, drawer compartments, windows and door to outside.

### Cloakroom

Pedestal wash hand basin, low flush w.c., wall boarding, tiled flooring and window.

### Spacious open plan Sitting / Dining area 12'11" x 25'4" (3.94m x 7.72m)

Sitting area with feature fireplace having wooden surround, marble back and hearth, gas fire, coving to ceiling, ceiling rose, central heating radiator, sash bay window to the front elevation.

Dining area with fireplace with cupboard, archway and shelving to either side of the chimney breast. Central heating radiator, coving to ceiling, double glazed double doors lead to the rear garden.

### First Floor Galleried Landing

Stairs off hallway lead to the landing.

### Bedroom One

11'9" x 13'1" (3.58m x 3.99m)

With two double glazed windows to the front elevation, fitted wardrobes, dressing table





and drawer compartments, coving to ceiling and central heating radiator.

#### **Bedroom Two**

13'1" x 11'11" (3.99m x 3.63m)

Currently used as second sitting area, with double glazed window to the rear elevation, central heating radiator and coving to ceiling.

#### **Bedroom Three**

7'0" x 9'5" (2.13m x 2.87m)

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

#### **Family Bathroom**

With panelled bath, separate shower cubicle with shower unit, pedestal wash hand basin, low flush w.c., partial wall tiling, tiled window sill, double glazed window to the side elevation, chrome heated towel rail and built in airing cupboard housing hot water cylinder and additional built in cupboards.

#### **Stairs from First floor lead to Second floor.**

Galleried landing with velux window,

#### **Bedroom Four**

11'4" x 13'0" (3.45m x 3.96m)

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

#### **Bedroom Five**

13'1" x 11'7" (3.99m x 3.53m)

With double glazed window to the rear elevation having lovely views, central heating radiator and coving to ceiling.

#### **Study / Storage Room**

7'4" x 9'5" (2.24m x 2.87m)

With double glazed velux window.

#### **Outside**

Enclosed front garden with stone retaining wall with railings above, gated pathway leads to the front door, gated side access leads attractive and good sized south facing rear garden with large patio area, laid lawn, established shrubs and trees, also a secondary patio area, garden shed, fencing to all the boundaries.

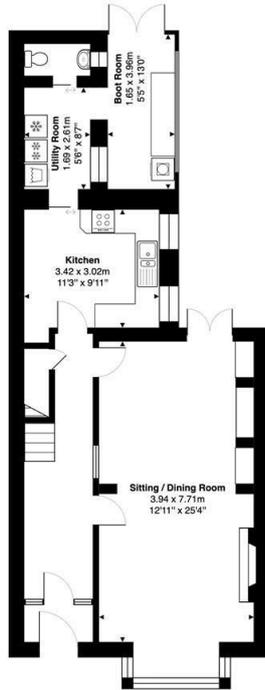
#### **Services**

Mains electricity, gas, water and drainage are connected.

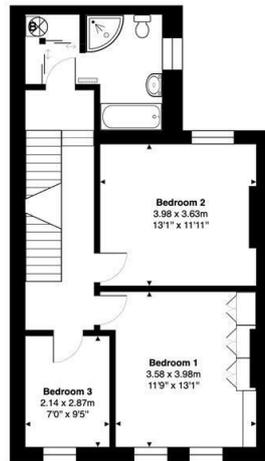


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**Ground Floor**  
Gross Internal Area: 76.1 m<sup>2</sup> ... 819 ft<sup>2</sup>



**First Floor**  
Gross Internal Area: 57.3 m<sup>2</sup> ... 617 ft<sup>2</sup>



**Second Floor**  
Gross Internal Area: 44.8 m<sup>2</sup> ... 482 ft<sup>2</sup>

Gross Internal Area: 178.2 m<sup>2</sup> ... 1918 ft<sup>2</sup>  
All measurements are approximated for display purposes only and should be independently verified  
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### VIEWING

Strictly By appointment with the agents

### COUNCIL TAX BAND

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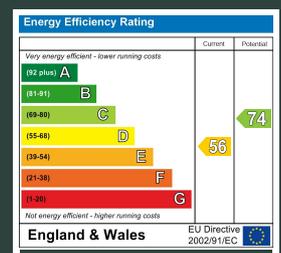
### ENERGY PERFORMANCE RATING

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**BC**  
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