



Pendleton House, 1 Middleton Road | Pickering, YO18 8AL.



Pendleton House Pickering

Pendleton House is a stunning traditional three storey semi detached home, the property has been lovingly and sympathetically modernised to an extremely high standard offering a wealth of charm and character throughout including stripped internal doors, deep skirting boards and feature fireplaces. The property offers elegant and beautifully presented accommodation throughout, enclosed private rear garden, outbuilding and car standing area, situated in this highly sought after location, ideally located for local amenities including schools as well as the home of the North York Moors railway and National Park and Dalby Forest. Coastal resorts of Scarborough and Whitby are easily commutable.

Pickering is an attractive market town offering a good range of local amenities and recreational facilities which are within walking distance of Pendleton House.

VIEWING IS HIGHLY RECOMMENDED.

Guide Price £465,000

Entrance Door

Leads to Entrance porch with door leading to:

Impressive Reception Hallway

Covered central heating radiator, coving to ceiling, stairs to first floor landing, Stripped wooden flooring

Cloakroom

Comprising pedestal wash hand basin and low flush w.c., partial wood panelling to walls, central heating radiator, understairs storage cupboard in the cloakroom, double glazed sash window to the rear elevation.

Sitting Room

5.56m x 3.71m (18'3" x 12'2")

Feature fireplace having decorative cast iron inset, open grate, tiled hearth, attractive wooden surround, large double glazed bay window with sash windows to the front elevation and double glazed window to the side elevation, two central heating radiator, coving to ceiling, display shelving with cupboards below.

Dining Kitchen

3.71m x 3.66m (12'2" x 12')

Kitchen housing and extensive range of good quality high gloss units comprising single drainer sink unit with mixer tap over, wall and base units incorporating drawer compartments, tiled splash backs, wood block work surfacing, Belling range oven with six ring hob and wok burner, double oven, grill and warming drawer with extractor fan over, spot lighting, wine rack, coving to ceiling, built in dishwasher and fridge, double glazed sash window to the rear elevation, stable door leading to outside.

Dining Area

4.67m x 3.53m (15'4" x 11'7")

With beautiful fireplace having wooden surround, tiled hearth and inset, cast iron back with inset, stripped wooden floor boards, picture rail, coving to ceiling, double glazed sash window to the front and side elevations, central heating radiator.

Utility Room

2.87m x 2.64m (9'5" x 8'8")

Single drainer sink unit with mixer tap over, set within rolled edge work surfaces and tiled splash backs, high gloss wall and base units incorporating drawer compartments, plumbing for automatic washing machine, space for dryer, space for fridge freezer, central heating radiator. Double glazed sash window to the side elevation, picture rail and coving to ceiling, karndean flooring.

First Floor Landing

With stairs to second floor landing.

Spacious landing with double glazed sash window to the front elevation, dado rail, central heating radiator.

Bedroom One

5.03m x 3.66m (16'6" x 12')

With fitted wardrobes and cupboards above, feature fireplace with decorative tiled back, cast iron inset and mantle, two double glazed sash windows to the front elevation, shutters, coving to ceiling, picture rail, central heating radiator.



Bedroom Two

3.71m x 3.58m (12'2" x 11'9")

With double glazed sash window to the rear elevation, fitted wardrobes and cupboards above to either side of the chimney breast, decorative fireplace with cast iron inset and attractive back and mantle, central heating radiator, picture rail.

Bedroom Three

3.71m x 2.92m (12'2" x 9'7")

With double glazed sash window to the front and side elevations, coving to ceiling, central heating radiator, decorative fireplace with tiled surround, cast iron inset and mantle.

Bathroom

Comprising panelled bath, telephone style shower attachment, shower cubicle with shower unit being fully tiled, pedestal wash hand basin, double glazed sash window to the rear and side elevations, built in cupboard, storage area and shelving, traditional style radiator with towel rail, spot lighting, exposed floor boards.

Separate W.C.

With low flush w.c., wash hand basin, traditional style radiator, double glazed sash window, wooden flooring, exposed floorboards.

Second Floor/Study

4.57m x 3.68m (15' x 12'1")

Galleried Landing with Study/hobby area. Double glazed window to the side elevation, three double glazed velux windows with blinds, under eaves storage area, central heating radiator.

Bedroom Four

5.03m x 3.23m (16'6" x 10'7")

Central heating radiator, double glazed window to the front elevation with lovely views.

Bedroom Five

3.73m x 3.28m (12'3" x 10'9")

Housing a range of fitted wardrobes and cupboards, covered central heating radiator, double glazed window to the rear elevation.

Shower Room

Comprising shower cubicle with shower unit and shower rose, wash hand basin, low flush w.c., wall tiling, ladder style chrome heated towel rail, under eaves storage, exposed timber beam, double glazed velux window with blind, spot lighting.

Exterior

Attractive front garden with flower/shrubbery beds and pathway leading to front door, driveway to the side with parking area, attractive enclosed rear garden with patio area, brick store, artificial grass, well stocked shrubbery borders, various trees and shrubs, with walled enclosed rear garden .

NB. There is a vehicle right of way over the lane at the front of the property, this is shared with neighbouring properties.

Services

Mains electricity, gas, water and drainage are connected.





VIEWING


Strictly By Appointment with the agents.

COUNCIL TAX BAND

E

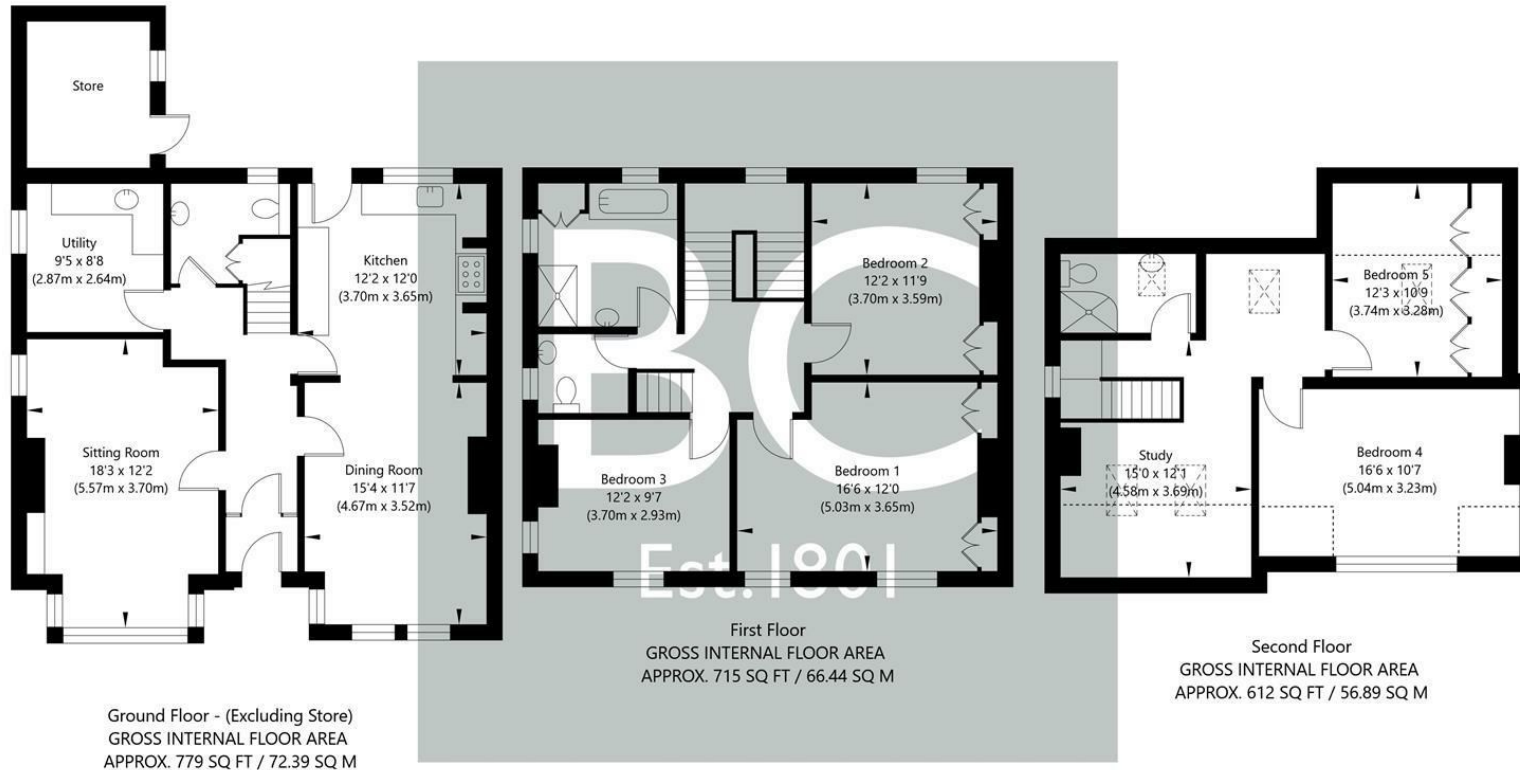
ENERGY PERFORMANCE RATING

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



1 Middleton Road | Pickering



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2106 SQ FT / 195.72 SQ M - (Excluding Store)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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