



## Tynedale Malton Road

Pickering, YO18 7JJ

Offers In The Region Of £370,000



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Conveniently located on Malton Road in the charming town of Pickering, this stunning semi-detached house offers an ideal family home in a highly convenient location. With three well-proportioned bedrooms, this property is perfect for those seeking comfort and space. The heart of the home is the modern open-plan kitchen diner, which boasts a beautiful fitted kitchen complete with built-in appliances and a stylish island unit. This area is perfect for family gatherings and socialising with friends.

In addition to the main living space, the property features a purpose-built office or annexe, equipped with bi-fold doors that seamlessly connect to the outdoor area. This versatile space includes a shower room and kitchen, making it ideal for a home office, guest accommodation, or even a creative studio.

Parking is never a concern here, as the property offers plenty of space for multiple vehicles, ensuring convenience for you and your guests. This delightful home combines modern living with practicality, making it a perfect choice for families or professionals looking for a serene yet accessible location. Don't miss the opportunity to make this exceptional property your own.

- An impressive family home in a convenient location
- Two bathrooms
- Fully enclosed lawned garden
- Beautifully presented throughout with island unit and space for additional dining to the kitchen
- Three/Four double bedrooms
- A unique and stylish home to suit all your needs
- A purpose built studio/annexe or guest accommodation with bi-fold doors
- Plenty of parking

### Entrance Porch

Entrance porch with glazed UPVC front door, radiator and wood effect laminate floor.

### Kitchen Dining Room

Kitchen area with wall and base units, front aspect UPVC double glazed window and rear aspect patio doors, black 1 1/2 sink drain out with mixer tap, electric range master five ring hob with extractor fan above, double oven, integrated dishwasher and integrated fridge freezer, centre island, spotlight and feature lights above the island, open to dining space with under stairs storage cupboard housing the combi boiler. Wood effect laminate flooring running throughout the kitchen and dining space. large radiator in the kitchen.

### Sitting Room

Front aspect UPVC double glazed window and radiator. Electric wall mounted effect radiator.

### Inner Hallway

UPVC double glazed side aspect window, radiator and laminate wood effect flooring.

### Landing

UPVC double glazed rear aspect window. Loft access with loft ladder, fully boarded. Housing for the solar panel batteries (x2), fitted September 2025.

### Bedroom One

UPVC triple glazed front aspect window, Sharps fitted wardrobes and drawers and radiator.

### Bedroom Two

UPVC double glazed front aspect window, radiator.

### Bedroom Three

UPVC double glazed rear aspect window, radiator and storage cupboard.

### Bathroom

UPVC double glazed rear aspect window, separate bath with mixer tap, walk-in shower with rainfall showerhead, floating vanity unit with electric lit mirror, low flush WC, heated ladder towel radiator, extractor fan and tiled floor.

### Annex

Tel: 07515763622

## Shower Room

Entering into the annex building via a glazed UPVC door, going straight into the shower room area with walk-in shower with electric shower, sink unit with mixer tap, low flush WC and side aspect UPVC double glazed window.

## Utility Room/Kitchen

In the utility space range of wall and base units with plenty of storage space, inset metal sink with mixer tap, side aspect UPVC double glazed window, space for washing machine and dryer, integrated dishwasher. High loft ceiling.

## Sitting Room/Bedroom Space

The main living space of the annex has a vaulted ceiling with spotlights, UPVC double glazed bi-folding doors, LVT flooring throughout the annexe, kitchen space with built-in fridge and freezer and wall and base units. The space offers a versatile living accommodation and currently used by the vendors as an office space.

## Exterior

Set back from the road with plenty of off street parking. A side access gate leads to the rear garden with patio area and lawn. Outside tap, hot tub and garden shed.

## Services

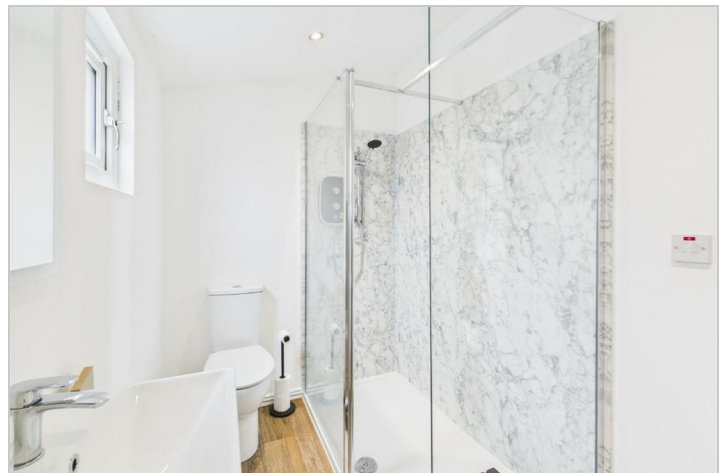
Mains connected to water, drainage, gas and electric. Newly installed solar panels (September 2025) with 2 x batteries.

## Pickering

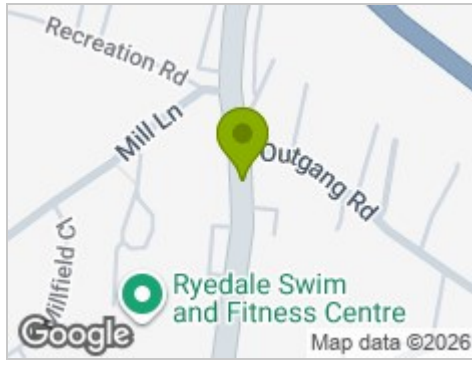
Pickering is a bustling and vibrant market town set on the edge of the North York Moors, and home to the North Yorkshire Moors Railway Station. This town offers plenty of shops and local amenities, as well as having a good primary and secondary schools. Situated between Scarborough, Whitby, Helmsley and a 20 minute drive to the nearby market town of Malton, which offers fantastic transport links for commuters to York, Leeds and London via rail and bus links.

## AML Checks

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out identity checks on all purchasers. A charge of £23.50 (plus VAT) per person will be payable to cover the cost of these checks. This fee is non-refundable and is payable upon acceptance of an offer.



## Road Map



## Hybrid Map



## Terrain Map



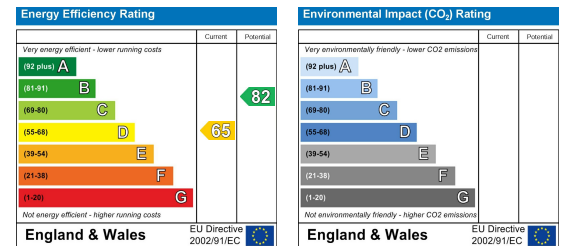
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.