

FOR SALE



**Sunnyside • The Avenue • Eastgate
Pickering • YO18 7EH**

3 Bedrooms • 2 Reception Rooms

**Mid terrace, brick built property offering spacious accommodation
with a pleasant garden and ample parking**

*The property is offered in excellent order throughout.
Situated in a sought after location within easy walking distance of local shops
and Pickering Town Centre.*

Entrance Hall • Sitting Room • Dining Room
Kitchen • Conservatory / Utility Room
Three Bedrooms • Bathroom
Gas Central Heating • Double Glazing • Re-Roofed in 2006
Ample Parking for Three Cars • Lawned Rear Garden

PRICE GUIDE £174,950

www.homeseller4u.co.uk

Tel 01751 474472 or 01653 691535

Location

Pickering is a thriving, historic market town on the edge of the North York Moors National Park and the Vale of Pickering. Situated within easy travelling distance of Malton (7miles), Scarborough (17 miles), Whitby (19 miles) and York (26 miles)

Sunnyside is located in the centre of a small, attractive, 1930s brick built terrace of three properties. Positioned on the north side of The Avenue, the eastern approach into Pickering, this pleasant tree lined avenue joins Eastgate to Thornton Road. The property is ideally situated within walking distance of Pickering town centre

Description

Sunnyside offers nicely presented, spacious accommodation which can only really be appreciated fully by an internal viewing.

Gas central heating and uPVC double glazing throughout. Re-roofed in 2006.

On the ground floor there are two good sized reception rooms, together with a fitted kitchen overlooking the rear garden and small conservatory to the side.

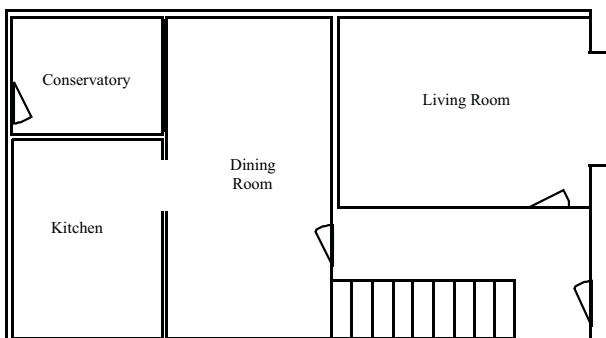
On the 1st floor there are three bedrooms, bathroom and landing with storage cupboard and access with loft ladder to a large partially boarded loft space.

Outside to the front of the property there is ample car parking for at least three vehicles and to the rear there is a nicely enclosed lawned garden.

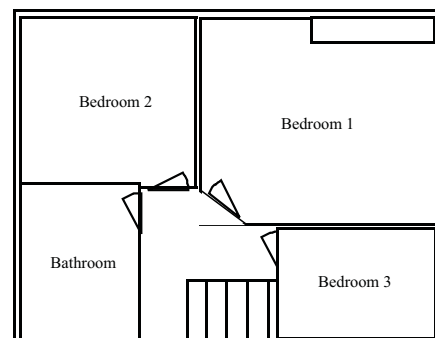


Floor Plans

Ground Floor



First Floor



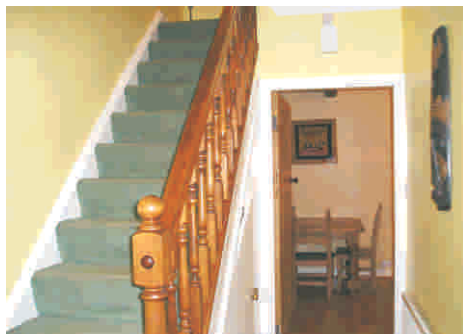
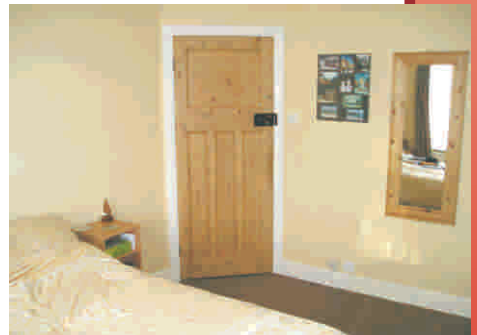
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Accommodation

The accommodation comprises;

Ground Floor

- Entrance Hall:** uPVC double glazed front door with etched crystal features. Telephone point. Single radiator. Electric meter cupboard. Staircase to first floor with wooden banister.
- Sitting Room:** 14'7" x 9'10" into the bay. "Living Flame" effect gas fire with back boiler, mahogany style surround, polished stone hearth and inlay. Two wall lights and central ceiling light. Picture light. Recessed storage cupboard with glass display shelving above. Television aerial point. Double panel radiator.
- Dining Room:** 17'2" x 8'10". Exposed beam. Oak effect laminate flooring. Double panel radiator. Television aerial point. Two wall lights, Two ceiling lights. Double glazed sliding patio door to conservatory.
- Kitchen:** 10'1" x 8'1". Range of medium oak fronted wall and base units incorporating single drainer stainless steel sink unit. Work surfaces and tiled splashbacks. Quarry tiled floor. Recessed ceiling lights. Plumbing for washing machine. Electric cooker point. Cooker hood with extractor fan. Recessed shelving.
- Conservatory:** 8'7" x 6'8". uPVC double glazed window and door to rear garden.



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First Floor

- Landing: Access to part boarded loft space with pull down ladders. Deep storage cupboard over the stairs.
- Bedroom 1: 12'1" x 9'9". Double Bedroom. Fitted wardrobes with blanket storage above. Airing cupboard housing lagged hot water cylinder. Single panel radiator. Stripped wooden door. Television aerial point.
- Bedroom 2: 9'2" x 8'10". Double Bedroom. Stripped wooden door. Single panel radiator.
- Bedroom 3: 7'1" x 6'0". Single Bedroom. Stripped wooden door. Single panel radiator.
- Bathroom: Corner bath with overbath shower. Pedestal wash basin. Low flush w.c. Wall tiling to half height with full wall tiling for shower area. Single panel radiator. Glass shelving. Extractor fan. Stripped wooden door. Spot lighting.

Outside

In front of the property, double wrought iron gates and a small hand gate leading to level tarmaced hard standing providing car parking space for at least three vehicles. PIR security light. The pleasant rear garden comprises a stone-paved patio and gravelled all-weather area and lawn with mature herbaceous borders beyond. There is an outside cold water tap, PIR security light, and a timber framed potting shed.

- Services: Mains water, electricity and gas are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas central heating.
- Council Tax: We are advised by Ryedale District Council that this property falls in band B.
- Tenure: The property is freehold and vacant possession will be given upon completion.
- Viewing Arrangements: By appointment directly with the vendors
Tel: 01751 474472 or 01653 691535
- Price Guide: £189,000

Important Notice

These particulars are produced in good faith and set out as a general guide only and do not constitute any part of a contract. The dimensions in the sale particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order.

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