

11 UNDERCLIFFE **PICKERING**



Well-presented character cottage with attractive, well cared for accommodation with direct views onto the North Yorks Moors Steam Railway

Ground Floor: Entrance Hall – Cloakroom - Kitchen with AGA – Pantry - Dining Area – Sitting Room
Two large double bedrooms with en-suite shower rooms
Good sized garden with an elevated and sunny position
Double glazed and gas central heating

NO ONWARD CHAIN

GUIDE PRICE £165,000

Character cottage with a direct outlook onto the North York Moors Steam Railway, generous gardens and well-presented and well maintained accommodation.

11 Undercliffe is situated in the shadow of Pickering Castle on the northern fringes of the town, yet only a short stroll away from the centre of town. Stone built, under a pantile roof, Number 11 is believed to date back to the early 18th Century; but benefits from not being listed and has smart, nicely presented accommodation arranged over two floors. In brief; entrance hall with cloakroom, breakfast kitchen with Aga and separate dining area and front facing sitting room with a handsome open fire; believed to date back several hundred years. Upstairs are two good sized double bedrooms; both with en-suite shower rooms.



Outside the property has an elevated garden which runs to the rear of the property and enjoys good views across the rooftops and down onto the steam railway line. Central heating is gas fired and the property is largely Upvc double glazed.

Pickering is a bustling market town, famous for its castle and steam railway, and located on the southern boundary of the North York Moors National Park and close to the heritage coastline. The town offers a wide range of amenities, including primary and secondary school, sports centre, restaurants, public houses and an array of retailers.

ACCOMMODATION COMPRISES

ENTRANCE HALL

3.40 m(11'2") x 1.10 m(3'7")

Timber panelled front door with window light over. Radiator. Dado rail. Overhead cupboard housing electric fuses.

CLOAKROOM

1.10 m(3'7") x 1.10 m(3'7")

Low flush WC. Wash hand basin. Worcester Bosch boiler.

DINING ROOM

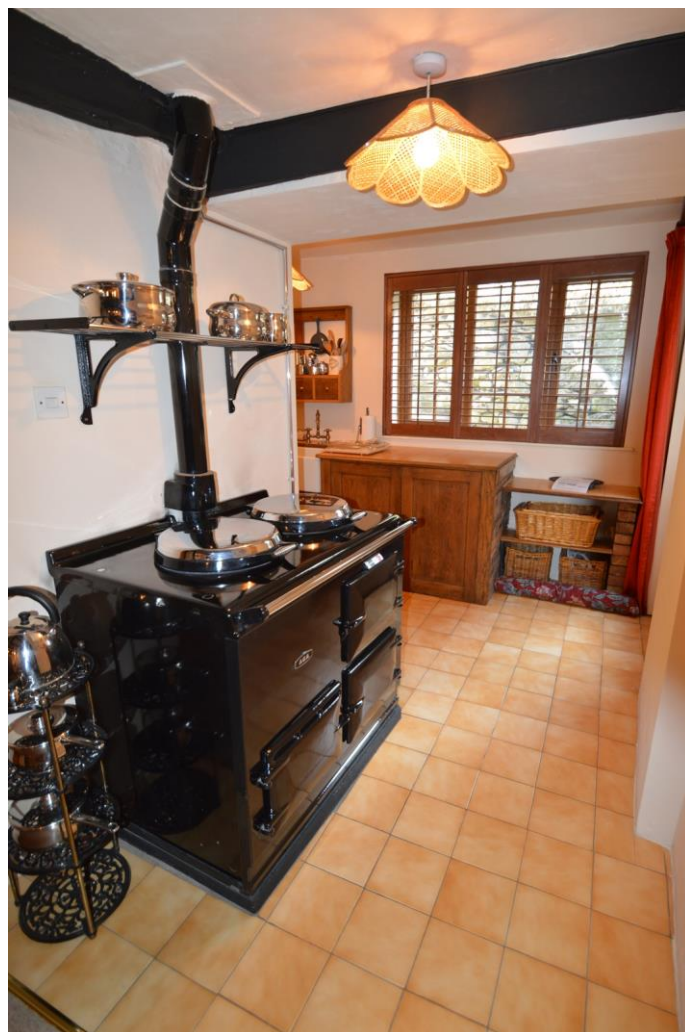
2.20 m(7'3") x 1.90 m(6'3")

Beamed ceiling. Radiator. Beamed ceiling.

KITCHEN

3.40 m(11'2") max x 2.20 m(7'3") max

L Shaped. Range of bespoke oak base units with tiled work tops incorporating ceramic Belfast sink with brass mixer tap. Radiator. Black two door, gas fired AGA. Casement window to the rear. Door outside.



PANTRY

1.60 m(5'3") x 1.00 m(3'3")

Fitted shelving.

SITTING ROOM

4.30 m(14'1") x 3.60 m(11'10")

Open fireplace with basket fireplace and cast iron hood over and dressed C17 stone surround. Fireside fitted cupboard. Exposed beams. Casement window to the front with exposed lintels and working shutters. Television point. Fitted cupboard. Radiator.



FIRST FLOOR

LANDING

2.90m(9'6") max x 2.30m(7'7")

Polished wood stairs to the first floor. Window to the rear with shutters. Fitted cupboard overhead.

BEDROOM ONE

3.50m(11'6") max x 3.00m(9'10")

Exposed timber lintels. Loft access hatch. Radiator with thermostatic controls. Double glazed casement window to the front with fitted shutters. Fitted shelving and hanging area.



EN-SUITE SHOWER ROOM

1.90 m(6'3") x 1.40 m(4'7")

Walk in double width shower cubicle with thermostatic shower over. Fully tiled surround. Low flush WC. Wash hand basin. Chrome heated ladder towel rail. Extractor fan.

BEDROOM TWO

4.10m(13'5") max x 2.80m(9'2") max

Exposed timber lintels. Radiator with thermostatic controls. Double glazed casement window to the front with fitted shutters. Fitted hanging area



EN-SUITE SHOWER ROOM

1.40 m(4'7") max x 1.40 m(4'7") max

L Shaped. Walk in fully tiled shower cubicle with thermostatic shower over. Low flush WC. Wash hand basin. Chrome heated ladder towel rail. Extractor fan

OUTSIDE

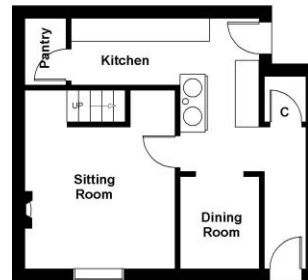
Steps lead up from the rear yard area up to an elevated garden which has an attractive outlook down Park Street and across to the North York Moors Steam railway line. The garden is currently uncultivated with a number of mature, fruitful apple trees, but has great potential to make a pleasant, good sized garden with a sunny open

aspect.



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 within the firm's employment has the authority to make or give any representation or warranty in respect of the property

11 Undercliffe, Pickering

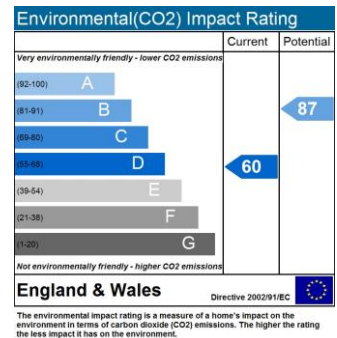
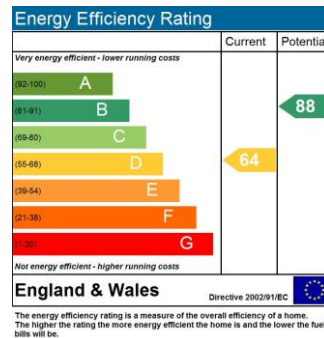


GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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GENERAL INFORMATION

- Services: Mains water, drainage, gas and electric. Water in metred
- Council Tax: Band C.
- Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
- Viewing: Strictly by appointment with the Agent's Pickering office.

ADDITIONAL INFORMATION

These particulars whilst believed to be accurate are set out as

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