THORNYCROFT TOGETHER WITH BUILDING PLOT POTENTIAL.
Attractive individual detached family home in need of some modernisation on a larger than average plot with scope for potential building plot/development potential subject to usual planning consent. The accommodation comprises spacious reception hallway, two good size reception rooms, former kitchen which could be used as an additional reception room, kitchen, rear porch with door to cloakroom, three bedrooms, boxroom and family bathroom. Gardens to the front, side and rear with additional useful brick built stores and further workshop. Viewing highly recommended being offered with no upward chain.

Thornycroft Malton Road | Pickering YO18 7JL

Guide Price £350,000
ENTRANCE DOOR
Leads to:

RECEPTION HALLWAY
Stairs to first floor landing, central heating radiator, window to rear elevation, door to:

RECEPTION ROOM
17' x 12'6" plus box bay (5.18m x 3.81m plus box bay)
With box bay window to front elevation, two central heating radiators, tiled fireplace, sash window to side elevation.

SECOND RECEPTION ROOM
12'6" x 11'5" plus box bay (3.81m x 3.48m plus box bay)
With box bay window to front elevation, tiled fireplace, two central heating radiators.

FORMER KITCHEN
12'6" x 8'9" (3.81m x 2.67m)
Originally the kitchen now used as another reception room with tiled fireplace, windows to side and rear elevation, built-in cupboards to either side of chimney breast, tiled flooring, central heating radiator.

KITCHEN
15 max x 8'11" (4.57m max x 2.72m)
Housing a range of units comprising stainless steel single bowl double drainer sink unit, wall and base units incorporating drawer compartments, work surfaces, free standing boiler, windows to the rear and side elevation, central heating radiator.

REAR PORCH
With door to outside and door to CLOAKROOM.

FIRST FLOOR LANDING
Central heating radiator, window to rear elevation.

FRONT BEDROOM
14'10" x 12'6" (4.52m x 3.81m)
With window to front elevation, central heating radiator, built-in wardrobe.
BEDROOM TWO
12'5" x 11'6" (3.78m x 3.51m)
Window to front elevation, central heating radiator and built-in cupboard.

BOXROOM
6'9" x 5'11" (2.06m x 1.80m)
With window to front elevation and central heating radiator.

REAR BEDROOM
12'6" x 10'4" (3.81m x 3.15m)
With window to rear elevation, central heating radiator.

BATHROOM
12'6" x 6'11" (3.81m x 2.11m)
Comprising bath, pedestal wash hand basin, low flush w.c., access to roof space. Built in airing cupboard housing hot water cylinder and storage. Window to rear elevation. Central heating radiator.

OUTSIDE
Large front garden with flower/shrubbery borders, side garden. Tarmac area with shrubbery border, long driveway leading to useful brick built storage and further workshop with tiled roof. To the side of the property is a large garden having potential for possible building plot subject to the usual planning consents. Laid lawn, flower/shrubbery borders, hedgerow and fencing to the boundaries.

SERVICES
Mains water, electricity, gas and drainage.

EPC
A full EPC is available in the Pickering office and online.

VIEWING
By appointment through the agents. Telephone 01751 472724.
Thornycroft Malton Road | Pickering

Ground Floor
Approx. 75.9 sq. metres (819.2 sq. feet)

Kitchen
4.53m x 2.71m
(14'10" x 8'11")

Reception Room 1
5.16m x 3.80m
(16'11" x 12'8")

Hall

Reception Room 2
3.46m x 3.80m
(11'4" x 12'8")

Former Kitchen
3.18m x 3.80m
(10'5" x 12'8")

First Floor
Approx. 84.9 sq. metres (916.1 sq. feet)

Bedroom 3
3.16m x 3.05m
(10'4" x 12"8")

Bedroom 1
4.56m x 3.80m
(14'11" x 12"8")

Bedroom 2
3.50m x 3.00m
(11'6" x 12"8")

Box Room
2.04m x 1.61m
(6'8" x 5'11")

Total area: approx. 138.7 sq. metres (1493.3 sq. feet)

Thorny Croft, Pickering

VIEWING
Type here

COUNCIL TAX BAND

ENERGY PERFORMANCE RATING
E

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Energy Efficiency Rating

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
This description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example, any measurements are approximate and, where such things as central heating, plumbing, wiring or more services are mentioned, we would advise you to have your own checks to rectify their existence and condition. Although we cannot accept any responsibility for any information given here, if you are aware of a material fact, we shall always try to help you with any queries.

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