



**MARK
STEPHENSONS**
ESTATE & LETTING AGENTS

**44 Ruffa Lane, Pickering,
YO18 7HN**

£475,000

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- IMMACULATE THROUGHOUT
 - EXTENSIVE PARKING
 - THREE BEDROOMS
 - EXCELLENT FAMILY LIVING



Individual family home on superb plot within this highly sought after location. Fantastic open plan living/dining kitchen, utility, home office and further separate reception. Three well proportioned bedrooms, family bathroom and en-suite. Wonderful mature gardens and generous frontage parking.



DIRECTIONS

Pickering is a pleasant market town at the foot of the North York Moors National Park, offering a wide selection of shops, schools and amenities. There are good road links to the east coast and the neighbouring market town of Malton where there is a regular rail link to the City of York.

Best found by leaving the town from the Forest & Vale roundabout onto the A169 Whitby Road then turning right onto Ruffa Lane. The property can be located on the left and can be identified by our For Sale board.

COUNCIL TAX
Band F.

SERVICES

All mains services are connected to this property.

RECEPTION AREA/LIVING ROOM

Recessed staircase to first floor. Fantastic living space with wooden floors. Front window, stepping up to;

KITCHEN/DINING ROOM

Modern style of fitted units around central island/breakfast area. Built-in dishwasher, fridge-freezer, microwave and range cooker. Two radiators. Feature rear-facing windows and French doors onto the gardens. Two radiators.

INNER HALL AREA

Radiator.

STUDY

Rear window. Radiator.



UTILITY ROOM

Fitted units. W/C. Rear window. Radiator.

LOUNGE

Front window. Velux. Radiator.

BEDROOM ONE

Front window and seat. Built-in twin wardrobes. Radiators.

ENSUITE

Two-piece suite and shower cubicle. Heated towel rail.

BEDROOM TWO

Front window and seat. Built-in wardrobes. Radiator.

BEDROOM THREE

Rear window. Built-in wardrobes. Radiators.

BATHROOM

Velux both sides. Three piece suite with free standing bath. Shower cubicle. Radiator/heated towel rail.

OUTDOOR SPACE

Delightfully mature rear plot down to lawn with two summerhouses. Fenced and hedged boundaries. Established borders. Gated path to the left-hand-side.

FRONT GARDEN

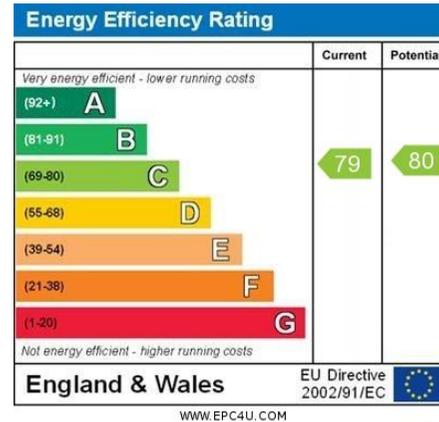
Extensive front plot mostly down to gravel allowing lots of parking/turning area, well-stocked with shrubs and trees.

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Approx. gross internal floor area: 1243 Sq. Ft / 115 Sq. M.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Floorplan

Every attempt has been made to ensure accuracy however, measurements are approximate, and for illustrative purposes only. Not to scale.