

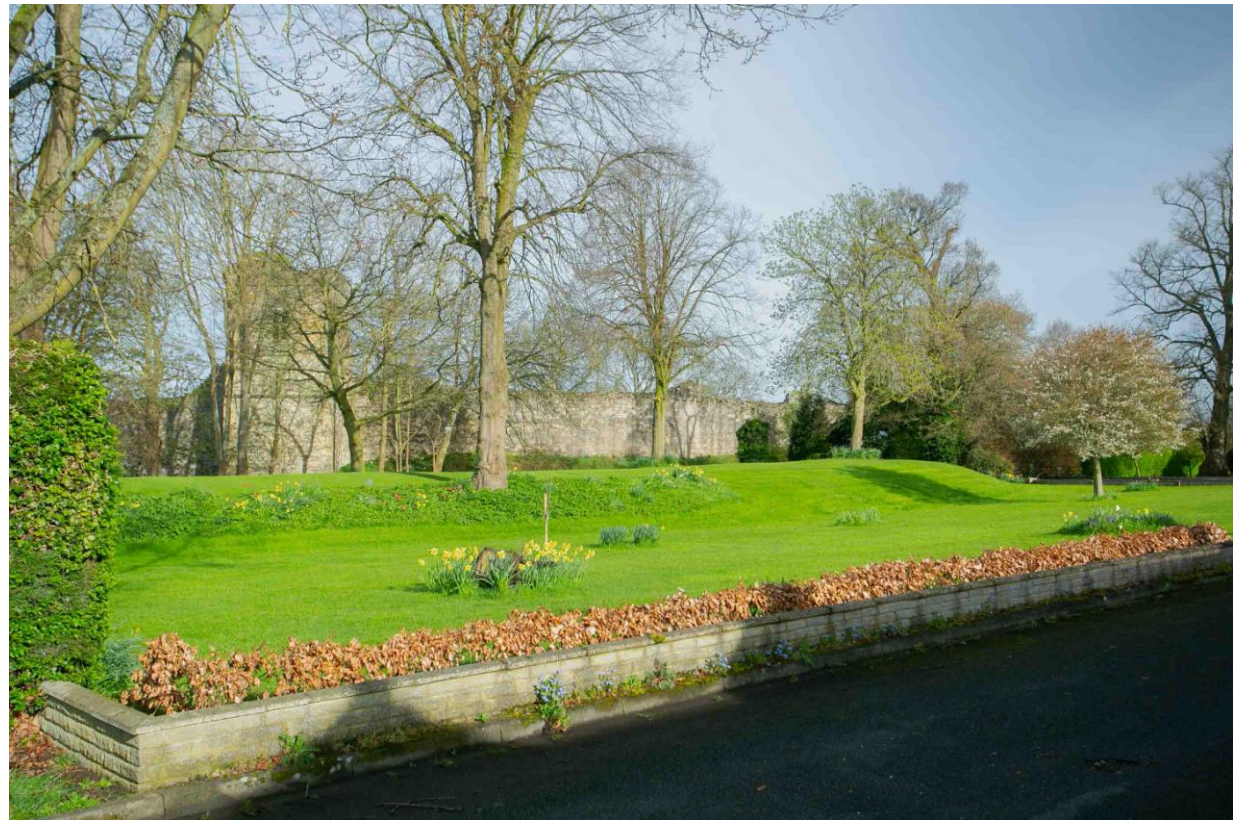


**2 and 4, Herisson Close, Pickering, YO18 7HB**  
**Price Guide £669,000**

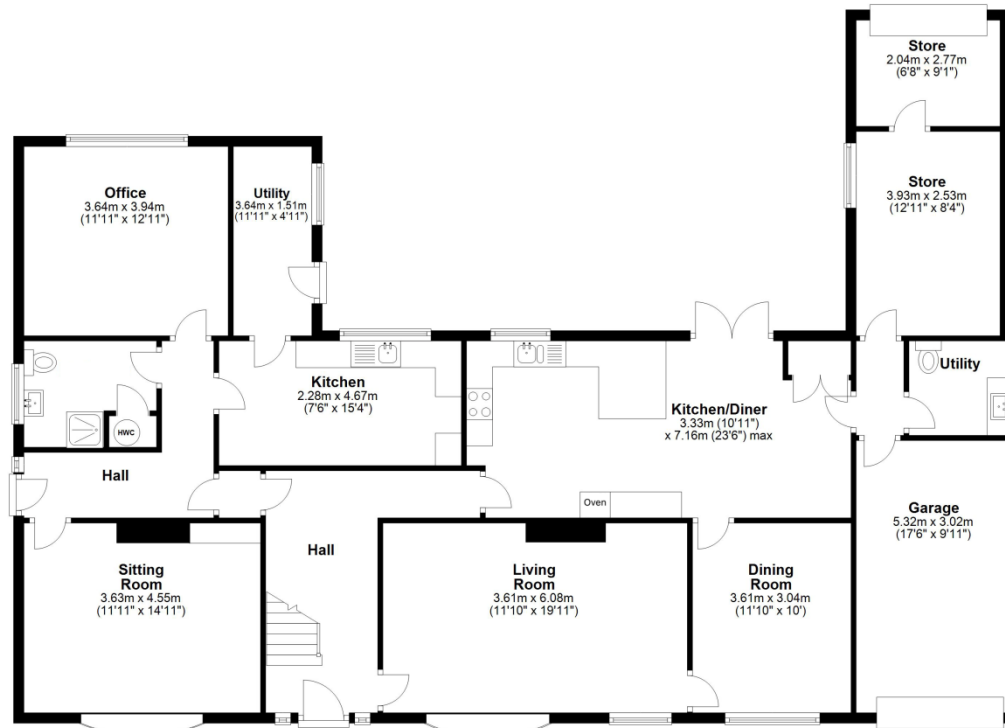
A highly desirable family home in a lovely tucked-away location facing the ruins of the 13th century Pickering castle. The residence also includes a self-contained one bedroom annex on the ground floor and a large rear garden offering the opportunity to become self-sufficient in fruit and vegetables, in all standing on approx 0.57 acres.

Accommodation comprises: entrance hall, two reception rooms, open plan dining kitchen, utility/cloakroom, master suite with large dressing room and en-suite bathroom, guest bedroom with en-suite shower room, two further double bedrooms and a family bathroom. An internal linking door means the annex can be used with the main house if required and it has been adapted internally to suit an occupant with reduced mobility. Accommodation comprises: entrance hall, sitting room, kitchen, shower room, double bedroom and store room. Gas-fired central heating and upvc double glazing with solar panels supplementing hot water. Two garages (one currently a temporary store) and sizeable landscaped gardens with a substantial timber workshop.

Pickering is a small market town on the southern boundary of the North York Moors National Park, which offers unlimited scope for outdoor activities in beautiful, unspoilt landscapes. The town has good schooling, a swimming pool and leisure centre and local shopping. The arts are catered for at the Memorial Hall and Kirk Theatre and the North York Moors Steam Railway is a considerable tourist attraction. Malton is some eight miles distant, with its railway station and link to the main line network, Scarborough and the coast approximately 17 miles and York 26 miles.



**Ground Floor**  
Approx. 174.3 sq. metres (1876.3 sq. feet)



Total area: approx. 286.1 sq. metres (3079.7 sq. feet)  
**2 Herisson Close, Pickering**

**First Floor**  
Approx. 111.8 sq. metres (1203.3 sq. feet)



For illustration purposes only not to scale





**Tenure:** We understand the property to be freehold. Vacant possession will be given on completion.

**Services:** Mains water, drainage, gas and electricity are laid on.

**Property Tax:** No 2 Band F, and No 4 Band A.

**Energy Performance Certificates:** No 2 Band C and No 4 Band D

**Photography:** By Peter Illingworth

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**Viewing:** Strictly by appointment through the agents Pickering Office, Champley's Mews, Market Place, Pickering, YO18 7AE. Tel: 01751 475557



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