



**83, Ruffa Lane
Pickering, YO18 7HT
Price Guide £460,000**

www.peterillingworth.co.uk
Freehold EPC: Band B Property Tax: Band D

A five bedroom detached gas fired centrally heated dwelling house that has been sympathetically transformed from a bungalow to a three storey family home, including solar panels to either side of the roof, connected into the properties power supply and battery, with the surplus being sold back. The property does require decoration to be completed in certain areas.

Accommodation briefly comprises:

Ground floor: Entrance hall, sitting room, large open plan kitchen/dining area and family room, cloakroom and utility room. Further utility/store with a garage door.

First floor: Galleried landing, three bedrooms (including principal bedroom with en-suite shower) and a house bathroom with separate shower.

Second floor landing: Two further bedrooms.

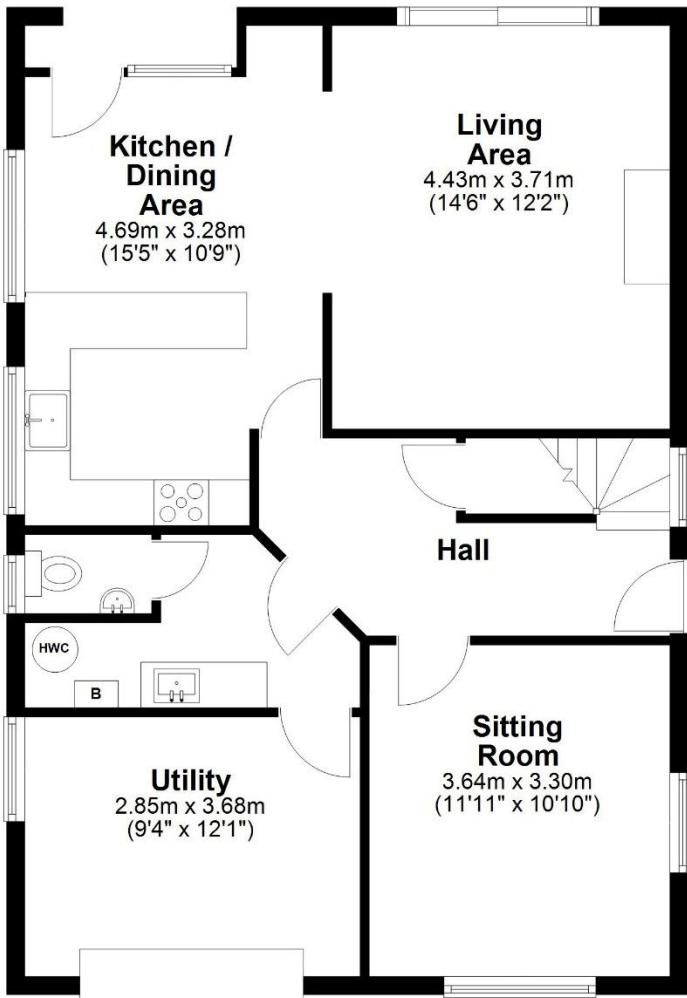
Externally: Lawned garden to front with border and driveway with car standing. Enclosed lawned garden to rear with raised patio.

The location offers endless opportunities for outdoor pursuits amid stunning, unspoilt scenery. The town provides good schools, a swimming pool, leisure centre, and local shops. Cultural life centres around the Memorial Hall and Kirk Theatre, while the North York Moors Steam Railway draws many visitors. Malton, with its rail link to the national network, lies eight miles away; Scarborough is 17 miles, and York 26 miles.



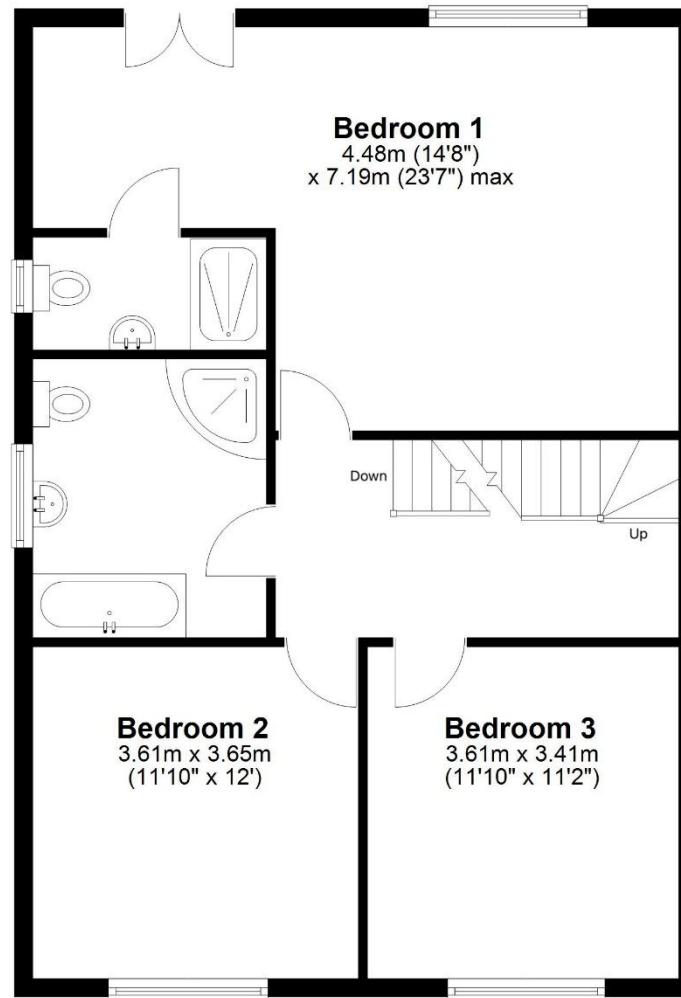
Ground Floor

Approx. 71.7 sq. metres (772.1 sq. feet)



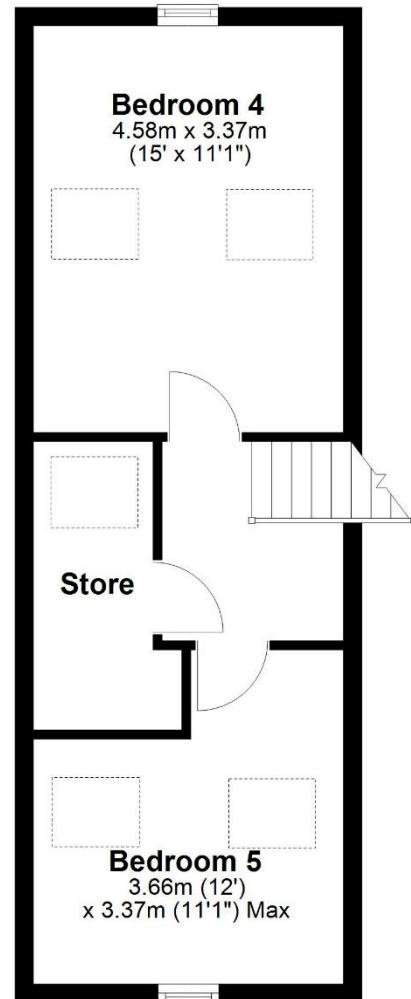
First Floor

Approx. 74.6 sq. metres (803.0 sq. feet)



Second Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



Total area: approx. 182.9 sq. metres (1968.2 sq. feet)

83 Ruffa Lane, Pickering

For information purposes, not to scale





Tenure: We understand the property to be freehold and vacant possession will be given on completion.

Services: Mains water, drainage, gas and electricity are laid on. Gas fired central heating. Solar panels to roof, the electricity generated connects in to the house supply, battery and surplus sold on.

EPC: Band B

Property Tax: Band D

Broadband:

Basic 13Mbps, Superfast 66 Mbps Ultrafast 1800 Mbps



Mobile Coverage:

EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT, Sky and Virgin

Flood Risk: Very low

What3Words: ///uncouth.order.flagged



Photography: By Peter Illingworth

Need to sell your own property? Contact Peter Illingworth on 01751 431107 for no-obligation advice.



Viewing:

Strictly by appointment through the Agents

Kirkbymoorside Office,

16 Market Place, Kirkbymoorside, York.

Tel: 01751 431107

16 Market Place, Kirkbymoorside,
York, Y062 6DA

T. 01751 431107

E. kirkbymoorside@peterillingworth.co.uk

T. 01751 475557

E. maltonhub@peterillingworth.co.uk

www.peterillingworth.co.uk

T. 01751 475557

E. pickering@peterillingworth.co.uk

41-43, Maddox Street, London, W15 2PD

T. 08701 127 099

E. info@mayfairoffice.co.uk [W. www.mayfairoffice.co.uk](http://www.mayfairoffice.co.uk)

 **MAYFAIR**
office.co.uk

 **NAEA**
National Association
of Estate Agents

 **OnTheMarket.com**

 **The Property
Ombudsman**
SALES

Important Notice:

Peter Illingworth Estate Agents for themselves and for the Vendors or Lessors of this property, whose agents they are; give notice that:

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;
- iii) no person in the employment of Peter Illingworth Estate Agents has any authority to make or give any representation or warranty given whether by Peter Illingworth Estate Agents and Associates or the Vendors or the Lessors of this property.

It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer. The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.