



**Ivy Lea, Back Lane South
Middleton, Pickering,
North Yorkshire YO18 8NU
Price Guide £500,000**

www.peterillingworth.co.uk

Freehold, EPC Band C

Property Tax Band F

Nestled along Back Lane South in this sought-after village, the property enjoys an enviable south-facing position with captivating countryside views to the front.

A rare opportunity to acquire a four-bedroom detached bungalow with gas-fired central heating and double glazing, set within the Village Conservation Area. The property stands on approximately 0.18 acres, with well-stocked lawned gardens to the front and rear, a car standing/turning area, and a double garage with an automatic door.

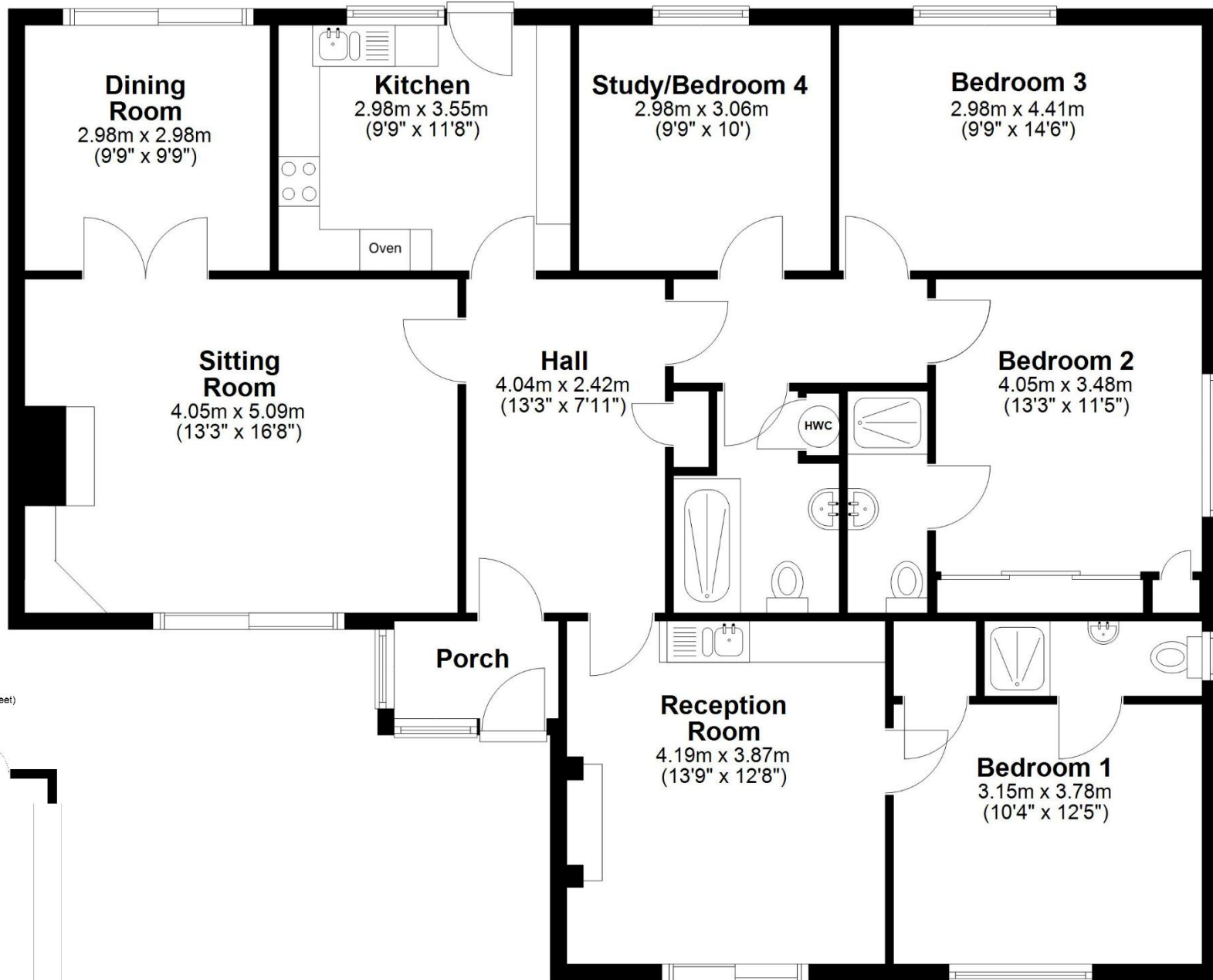
The property comprises flexible accommodation that includes: Front entrance porch, spacious sitting room with double doors to dining room, large reception room with adjoining bedroom one including en-suite shower room, plus inner hall, three further bedrooms one with en-suite shower and house shower room.

Conveniently located for the ancient market town of Pickering, that offers a wide range of local amenities and good schooling. There is still a popular Monday weekly market. Home to the North York Moors Railway and ideally located to enjoy the outstanding North York Moors National Park and the Great Dalby Forest. The ancient city of York and the coastal resorts of Whitby, Scarborough and Filey are easily commutable.



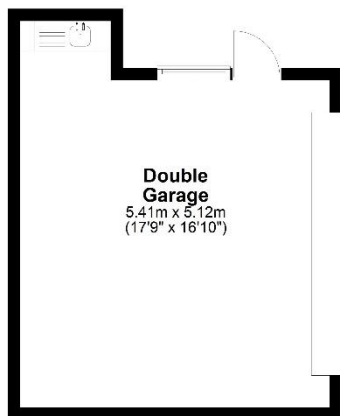
Ground Floor

Approx. 136.7 sq. metres (1471.0 sq. feet)



Ground Floor

Approx. 29.2 sq. metres (314.0 sq. feet)



Double Garage

5.41m x 5.12m
(17'9" x 16'10")

Total area: approx. 136.7 sq. metres (1471.0 sq. feet)

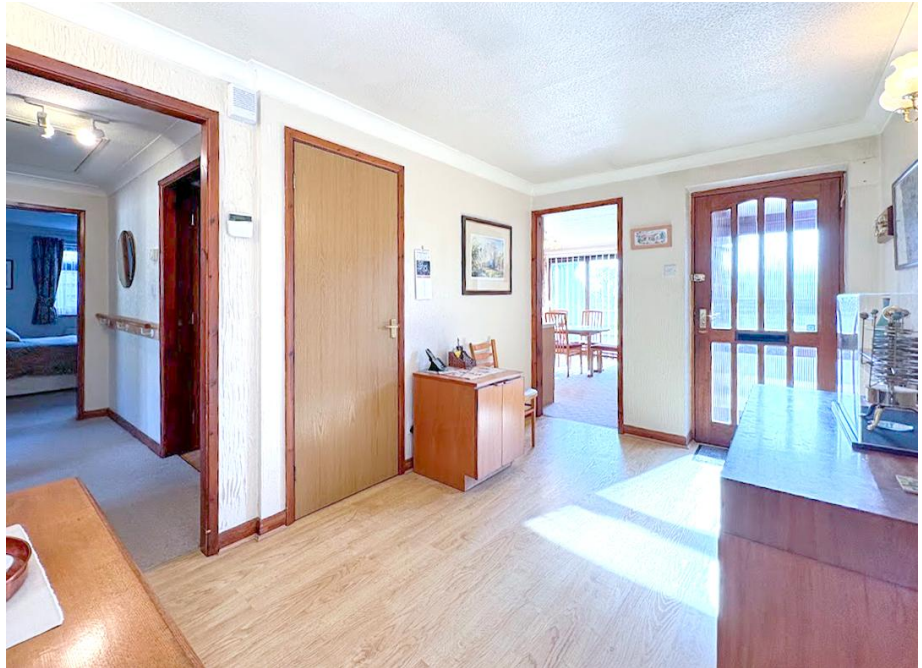
Ivy Lea, Middleton

Total area: approx. 29.2 sq. metres (314.0 sq. feet)

Ivy Lea, Garage

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.

EPC: Band C

Property Tax: Band F

Broadband:

Basic 5 Mbps, Superfast 80 Mbps , Ultrafast 2000 Mbps

Mobile Coverage:

EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT, Virgin and Sky

Flood Risk: Very low

What3Words: ///passively.delay.business

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti-Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

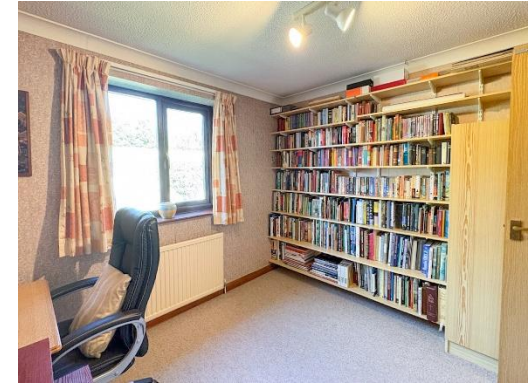
Photography: By Peter Illingworth

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Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York.

Tel: 01751 431107



16 Market Place, Kirkbymoorside,
York, YO62 6DA

T. 01751 431107

E. kirkbymoorside@peterillingworth.co.uk

T. 01751 475557

E. maltonhub@peterillingworth.co.uk

T. 01751 475557

E. pickering@peterillingworth.co.uk

www.peterillingworth.co.uk

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

T. 08701 127 099

E. info@mayfairoffice.co.uk W. www.mayfairoffice.co.uk

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