

LONGCROFT, PICTON, YARM, NORTH YORKSHIRE, TS15 0AG



- ▲ A Deceptively Spacious Five Bedroom Family/Executive Home Enjoying a Delightful Setting Within the Small Village of Picton
- ▲ Available With NO ONWARD CHAIN & Offering Versatile Accommodation Extending to Over 2,400 Square Feet
- ▲ Extensive Lounge with Separate Dining Room & Family Room
- ▲ Kitchen with Fitted Units, Granite Worktops, Built-In Oven & Hob, Integrated Dishwasher & Fridge & Separate Utility Room

- ▲ Ground Floor Bathroom & First Floor Shower Room
- ▲ Five First Floor Bedrooms & Useful Storage Loft
- ▲ Lawned Gardens to Three Sides, Block Paved Driveway & Larger Than Average Garage
- ▲ Oil Fired Central Heating System, Double Glazed Windows & Security Alarm System
- ▲ Well Placed For Access to The A19 Road Network & The Cosmopolitan Yarm High Street Lies Approximately 4.5 Miles Away

£425,000

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A deceptively spacious five bedroom family/executive home enjoying a delightful setting within the small village of Picton, available with no onward chain and offering versatile accommodation extending to over 2,400 square feet.

GROUND FLOOR

ENTRANCE PORCH/SUN LOUNGE - 5.74m x 2.1m (18'10" x 6'11")

HALLWAY

LOUNGE - 8.2m x 4.55m (26'11" x 14'11")

DINING ROOM - 4.45m x 4.24m (14'7" x 13'11")

FAMILY ROOM - 4.24m x 3.66m (13'11" x 12')

KITCHEN - 4.57m x 3.33m (15' x 10'11")

UTILITY ROOM - 3.45m x 3m (11'4" x 9'10")

BATHROOM - 2.5m x 2.1m (8'2" x 6'11")

FIRST FLOOR

LANDING

BEDROOM ONE - 4.95m x 3.58m (16'3" x 11'9")
Fitted wardrobes.

BEDROOM TWO - 4.1m (13'5") plus door recess x 3.2m (10'6")

BEDROOM THREE - 3.58m x 3.2m (11'9" x 10'6")

TO VIEW: Tel: 01642 788878
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BEDROOM FOUR - 2.29m x 2.2m (7'6" x 7'3")

BEDROOM FIVE - 2.82m x 1.8m (9'3" x 5'11")

STORAGE LOFT - 7.62m x 2.13m (25' x 7')

SHOWER ROOM - 2.29m x 2.2m (7'6" x 7'3")

AGENTS REF: - DC/LS/YAR240122/12032024

Council Tax Band: F **Tenure:** Freehold

TO VIEW: Contact our Yarm office on
Tel: **01642 788878**

EXTERNALLY

GARDENS & GARAGE

Lawned front garden with walled front boundary having raised shrub beds. A block paved double width driveway leads to the larger than average with up and over door and rear window. There are further lawned gardens to the side and rear of the house with paved patio areas.

SERVICES

We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.



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GROUND FLOOR

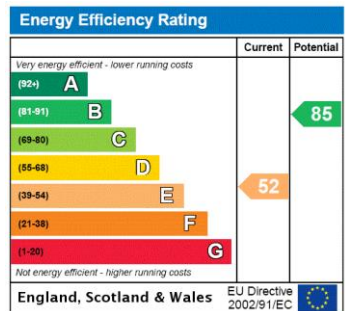


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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