



North End, 22, Beacon Park, First Avenue, Pickering. YO18 8AQ

BoultonCooper

BC  
Est. 1801





## North End, 22, Beacon Park, First Avenue, Pickering.

North End is a superb individual detached residence occupying a pleasant position within this highly regarded residential area. The 1/3rd of an acre plot includes delightful mature gardens enjoying lovely views towards Pickering Castle from the rear elevation.

This distinctive 1930's house has pleasing architectural elevations and the present owners have lovingly and sympathetically modernised the property to provide a home retaining the traditional features whilst enjoying the comforts of modern living.

The accommodation comprises reception hallway, sitting room, dining room, recently re-fitted kitchen and cloakroom on the ground floor; four bedrooms and family bathroom on the first floor, all of which enjoy gas fired central heating.

Beacon Park, First Avenue lies to the West of Pickering town centre within easy reach of all local amenities and recreational facilities which the market town of Pickering offers.

Viewing of this delightful property is highly recommended.

**Guide Price £600,000**

### Reception Hall

With oak front door having leaded light window, decorative delph rack, radiator with oak shelf over, tongue and groove flooring, elegant open turned staircase with oak handrail leading to first floor with half landing having beautiful stained glass window; side door leading to rear porch. Open beam to ceiling. Useful built in cloaks cupboard.

### Sitting Room

Triple aspect room enjoying delightful views over the garden, Inglenook style fireplace with oak beam over and Robert Thompson Mouseman Oak fireplace housing log burner set on hearth; oak book shelving to either side of the fireplace. Television aerial point, radiator and french doors leading to the covered Loggia and garden.

### Dining Room

A beautiful room with deep walk in bay window enjoying views over the garden, further window to the side elevation. Feature fireplace with brick inset and polished timber mantle over. Alcove with wall shelving and cupboard beneath. Radiator, tongue & groove oak flooring. Wall light points.

### Kitchen

Triple aspect. Base units including 1.5 bowl stainless

steel sink unit with mixer taps set into the window, built in oven and Induction hob; plumbing for automatic washing machine/dish washer, tiled splash-backs, wall shelves, radiator, spot lights to ceiling, tongue & groove flooring and wall panelling to some areas.

### Rear Porch

Quarry tiled floor and coat hooks.

### Cloakroom

With low flush w.c and wash hand basin. Quarry tiled flooring.

### First Floor

#### Landing

With walk in airing cupboard, radiator, access to loft area via original ladder. (The loft has power supplied to it and is partly boarded out).

#### Bedroom One

With lovely walk in bay window enjoying views over the garden; further side window, two radiators and two built in cupboards.

#### Bedroom Two

Double aspect, radiator, built in eaves storage cupboards.



### Bedroom Three

With radiator and built in eaves storage cupboard.

### Bedroom Four

This single bedroom is presently used as an office. Double aspect. Ideal gas fired central heating boiler and radiator.

### Bathroom

Recently re-fitted with suite comprising panelled bath with mixer taps, walk-in shower, wash hand basin and w.c. Built in wall cupboards, radiator, splash-backs, spot lights to ceiling, heated illuminated mirror and extractor fan.

### Outside

The gardens which lie to the front, rear and side of North End are delightful and are a particularly pleasing feature of the property. The good sized front garden is well stocked with spring flowering bulbs, shrubs and flowers. A driveway leads to GARAGE. The rear garden borders an open field which is within the conservation area and provides views over Pickering and beyond; the mature garden comprises, lawns, pond, paved areas and pathways with beds and borders containing a wealth of spring flowering bulbs, shrubs, other plants and trees.

There is a GREENHOUSE and raised vegetable beds. There is a summerhouse which occupies a secluded position.

### Garage

With double doors, light and power.

### Outside Store/Utility

With power and plumbing for automatic washing machine.

### Services

Mains gas, electricity, water and drainage.

Gas fired central heating.

Solar panels which are owned by the vendors.

Electric vehicle charging point.

Extensive improvements have been made to the property to make it more energy efficient which is identified in the Energy Performance Certificate.







## VIEWING

By telephone appointment with the Agents,  
Pickering Office. Tel: 01751 472724.

## COUNCIL TAX BAND

Band E

## ENERGY PERFORMANCE RATING

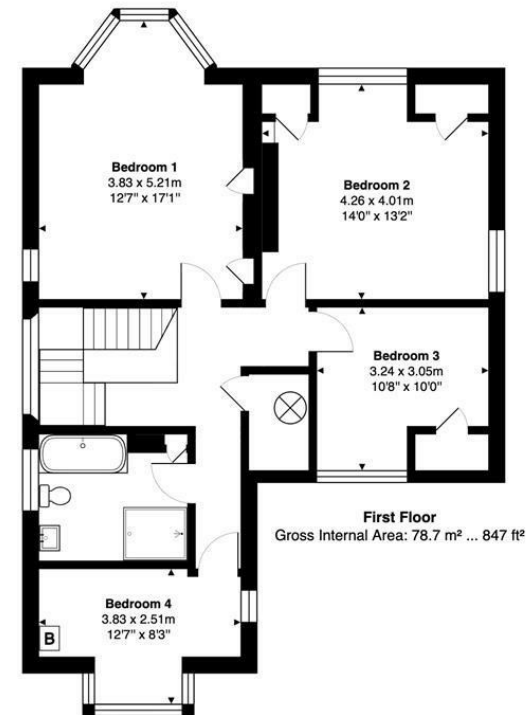
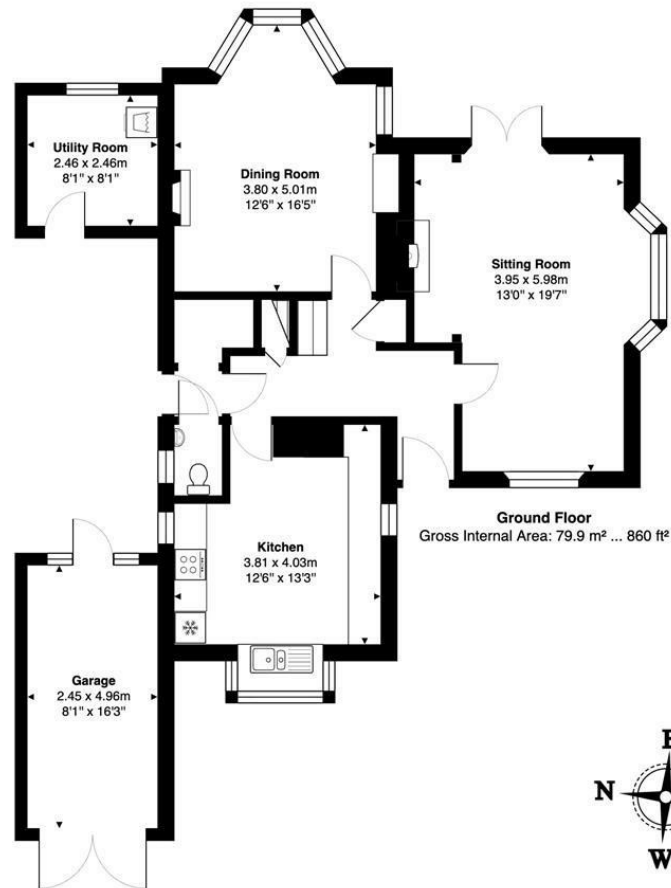
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| Energy Efficiency Rating                    |                                                                                                                |           |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                        | Potential |
| Very energy efficient - lower running costs |                                                                                                                |           |
| (92 plus) <b>A</b>                          |                                                                                                                |           |
| (81-91) <b>B</b>                            | 85                                                                                                             | 89        |
| (69-80) <b>C</b>                            |                                                                                                                |           |
| (55-68) <b>D</b>                            |                                                                                                                |           |
| (39-54) <b>E</b>                            |                                                                                                                |           |
| (21-38) <b>F</b>                            |                                                                                                                |           |
| (1-20) <b>G</b>                             |                                                                                                                |           |
| Not energy efficient - higher running costs |                                                                                                                |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC  |           |





## North End, 22 Beacon Park First Avenue, Pickering, YO18 8AQ



Gross Internal Area: 158.6 m<sup>2</sup> ... 1707 ft<sup>2</sup> (excluding garage)

All measurements are approximated for display purposes only and should be independently verified  
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