



23, Beacon Park, First Avenue, Pickering. YO18 8AQ

This traditional semi-detached three bedroom family house has been sympathetically re-furbished to a high specification to provide a comfortable home whilst retaining many internal features.

The immaculately presented accommodation which lies on two floors comprises entrance hall with open staircase to first floor, sitting room with period fireplace and bay window, fitted kitchen opening into dining and sitting

area with doors leading onto garden and cloakroom on the ground floor with three bedrooms and luxury bathroom on the first floor.

The gardens lies to the front and rear of the property with driveway parking. Beacon Park lies just West of the town centre where a good range of local amenities and recreational facilities can be accessed.

An internal viewing is highly recommended.



Guide Price £375,000

BoultonCooper

BC
Est. 1804

23 Beacon Park | Pickering



Accommodation Comprises

Entrance Door

Leads to:

Reception Hallway

With Amtico flooring, central heating radiator, understairs storage cupboard.

Cloakroom

Comprising upgraded vanity unit with inset wash hand basin with cupboards below, low flush w.c., central heating radiator, stained glass window.

Kitchen

Hand made bespoke kitchen with complimentary work surfaces and comprising an extensive range of units of wall and base units, drawer compartments, built in double oven, four ring hob with extractor canopy over, built in dishwasher and fridge freezer, base unit with fitted integral bin. Single drainer sink unit with mixer tap over. Breakfast bar with built in cupboard beneath, double glazed window to the rear elevation and Amtico flooring.

Living/Dining Area

19'1" x 18'3" (5.82m x 5.56m)

Double glazed French doors opening onto the rear garden, central heating radiator, original built in cupboards, picture rail, coving to ceiling.

Sitting Room

12'5" x 12'1" (3.78m x 3.68m)

Recently professionally decorated to a high standard with feature fireplace having wooden surround, tiled back and hearth, log burner, double glazed bay window with stained glass to the front elevation, picture rail, coving to ceiling and central heating radiator.

First floor

Landing with stained glass window, central heating radiator.

Bedroom One

11'6" x 12'1" (3.51m x 3.68m)

With double glazed bay window to the front elevation, central heating radiator and coving to ceiling.





Bedroom Two

11'6" x 12'4" (3.51m x 3.76m)

With double glazed window to the rear elevation, central heating radiator and coving to ceiling.

Bedroom Three

7' x 7'1" (2.13m x 2.16m)

With built in wardrobes, double glazed window to the front elevation and central heating radiator.

Re-fitted Bathroom

Comprising bath with claw feet, shower cubicle with shower unit and shower rose, vanity unit with inset wash hand basin with cupboards below, low flush w.c., two double glazed windows, built in cupboard housing gas fired central heating boiler and chrome heated towel rail.

Outside

To the front of the property the gardens are laid to lawn with shrubbery borders

and driveway to the side. Electric car charging point.

Rear lawn and recently laid patio area with flower and shrubbery borders, fencing to the boundaries, partial artificial grass and garden shed.

Services

Mains electricity, gas, water and drainage are connected.

A new boiler was installed in 2022 with warranty. New radiators to the ground floor with new valves.

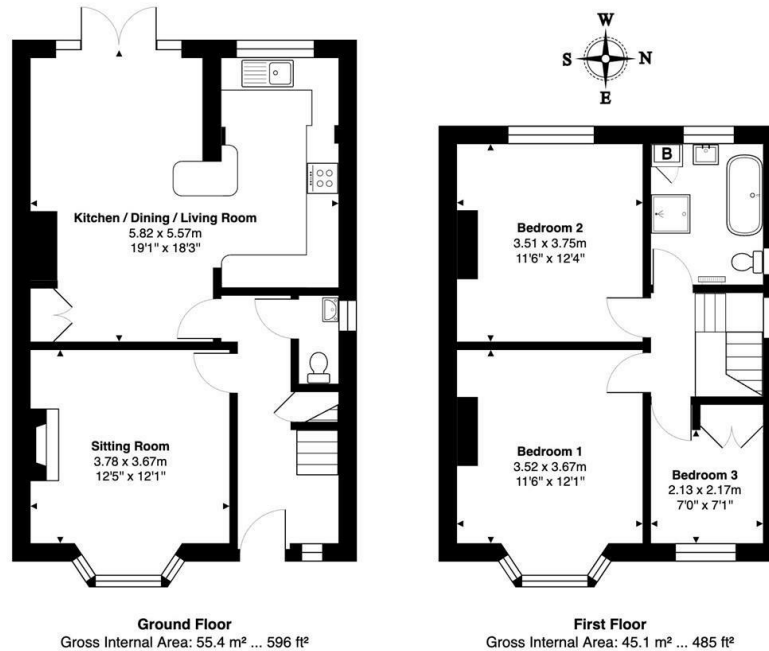
New windows installed to the front and new front entrance door.

Electric car charging point fitted June 2019



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Gross Internal Area: 100.5 m² ... 1082 ft²

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

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

COUNCIL TAX BAND

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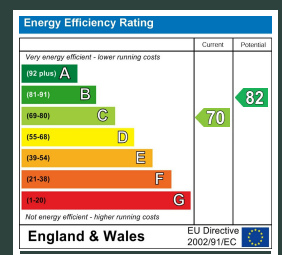
ENERGY PERFORMANCE RATING

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St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk



boultoncooper.co.uk



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