

# ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



## 31 FIRST AVENUE, BEACON PARK, PICKERING, YO18 8AQ

A semi detached house located at the end a highly regarded close  
requiring a significant program of modernisation and refurbishment

Entrance Hall

Three Bedrooms

Front & Rear Gardens

Living Room

Bathroom

Timber Framed Garage

Sitting Room

Loft Room

Drive Parking

Kitchen

Gas Central Heating

EPC Rating E

**PRICE GUIDE: £270,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747  
Email: rounthwaite-woodhead@btconnect.com

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**



## Description

Beacon Park, a quiet 'no through' road situated between Potter Hill and Middleton Road, just a short walk from the centre of Pickering where all the usual market town facilities are on hand. A street of mixed properties, popular with retired persons and young families alike, Beacon Park is conveniently located for the nearby schools and properties within this locality only occasionally come to the market.

31 Beacon Park is thought to have been built in the 1920's. Although since then it has undergone some modernisation, it has had little done to it for a significant time and still retains many of its Edwardian features. The house has two reception rooms off the main entrance hall and a long galley kitchen. The first floor has three bedrooms served by a family bathroom. One of these bedrooms has an open tread stairway from it allowing access to a loft room.

Outside there is small front garden and a drive that runs to the side of the property extending to a timber framed garage and larger rear garden.

## General Information

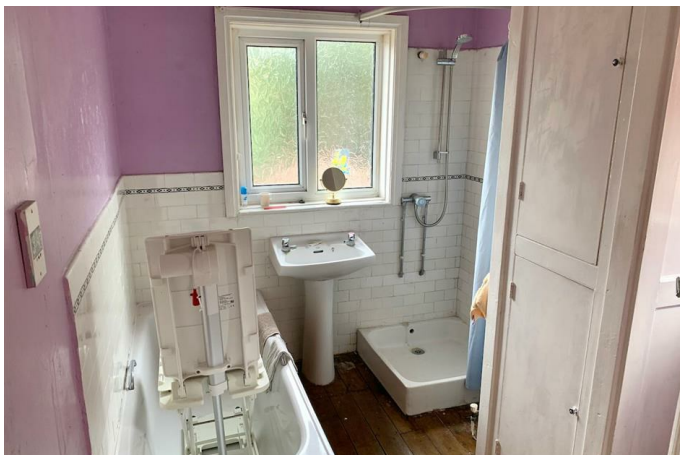
Services: Mains water, electricity and gas are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas fired central heating.

Council Tax: We are informed by North Yorkshire Council that this property falls in band C.

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone 01751 472800

Directions: Travelling towards Pickering along the A170 in an Easterly (From Kirkbymoorside) direction take the first left turn past the village of Middleton and head into Pickering along Middleton Road. Continue along this road for approximately half a mile. After the school on Middleton Road, take the second left turn sign posted First Avenue. No.31 is at the top of the drive. Postcode: YO18 8AQ. What3Words /// - waggled.scarred.rewrites



# Accommodation



Total area: approx. 132.6 sq. metres (1427.7 sq. feet)

## 31 First Avenue, Pickering

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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>66</b>
	<b>48</b>		
EU Directive 2002/91/EC			
England & Wales			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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