

Peter
illingworth
ESTATE AGENTS

**Charnwood, 25, Beacon Park, First Avenue
Pickering, North Yorkshire, YO18 8AQ
Price Guide £375,000**

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A well appointed and cherished, three bedroom semi-detached, gas fired centrally heated, sealed unit double glazed residence, with the bonus of a lovely open plan fitted kitchen/breakfast area with doors opening onto a landscaped private rear garden. To the front car standing and easily manageable garden; the property is ideally laid out for entertaining complimented with a large summer house to the rear and paved patio areas. The gardens have been landscaped which allows the owner to take long breaks without the gardens giving too much worry.

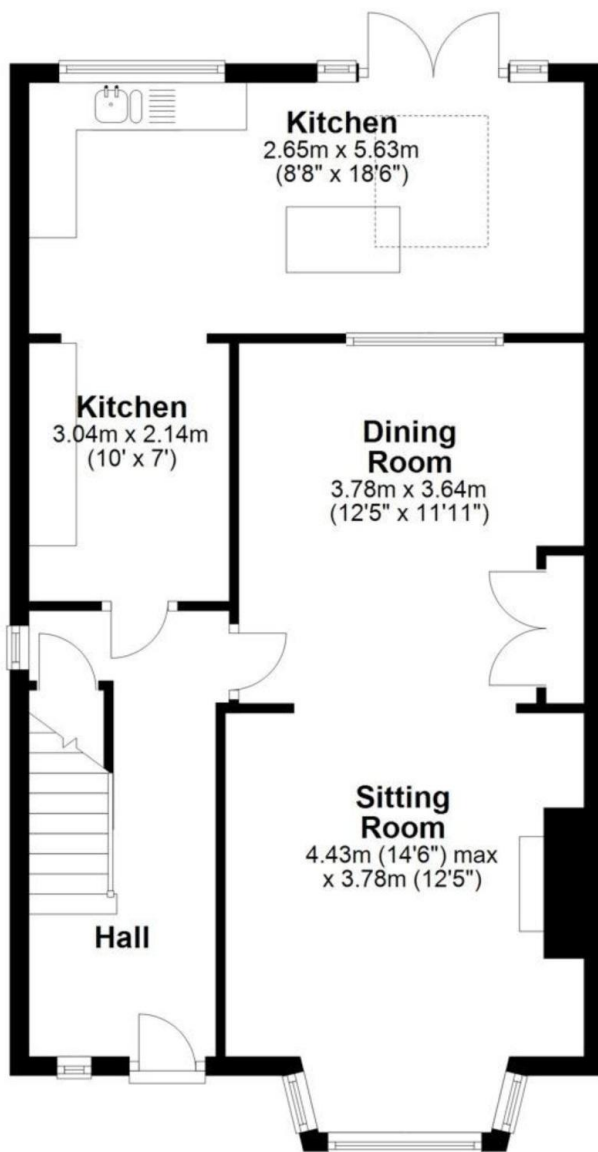
Ground floor accommodation briefly comprises: front entrance hall, open plan sitting room/dining area, open plan fitted kitchen/dining area. First floor: landing, three bedrooms, house bathroom with separate shower.

Situated in a much sought after area of Pickering, yet still within walking distance of town centre amenities. Pickering is the home of the North York Moors Railway and is ideally placed to enjoy the renowned North York Moors National Park that is located close by. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



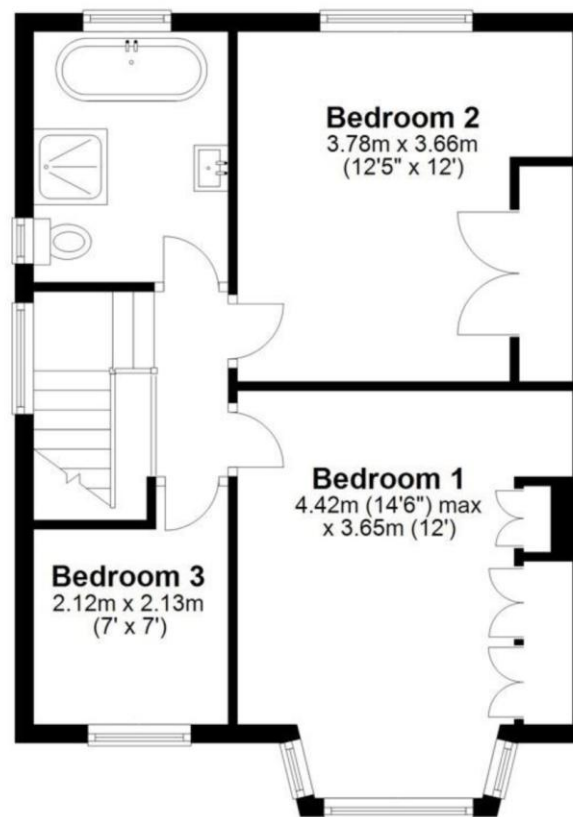
Ground Floor

Approx. 61.7 sq. metres (664.5 sq. feet)



First Floor

Approx. 45.7 sq. metres (492.1 sq. feet)



Total area: approx. 107.4 sq. metres (1156.6 sq. feet)

25 Beacon Park, Pickering

For illustration purposes only not to scale





Tenure: We understand the property to be freehold. Vacant possession will be given on completion.

Services: Mains water, drainage and electricity are laid on. Gas fired centrally heated.

Energy performance certificate:
Band D

Property tax: Band C

Viewing: Strictly by appointment through the agents Pickering Office, Champley's Mews, Market Place, Pickering, YO18 7AE. Tel: 01751 475557

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