

# ROUNTHWAITE & WOODHEAD

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

A detached 1920's house with a glorious garden in the heart of the town

**Large Entrance Hall**

**Sitting Room**

**Dining Room**

**Kitchen**

**Utility Room**

**Cloakroom**

**Conservatory**

**3 Bedrooms**

**Bathroom**

**Garage + Parking**

**Lovely Established Garden**

**EPC Rating D**

**PRICE GUIDE: £425,000**

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747  
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## 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.

8 Beacon Park, also known as 'Lynton', is a much loved home and its reluctant sale has come about by the simple need to "downsize". The house was built in the 1920's and during the passage of time has been much improved yet retains typical Edwardian features. Along with two comfortable reception rooms there is a double glazed conservatory enjoying a full vista of the rear garden which faces south east. Leading off the kitchen is a useful utility room and ground floor cloakroom. Three bedrooms on the first floor plus a modern, refurbished bathroom complete the perfect family home; likewise any newly retired persons with a passion for gardening will no doubt find this property appealing too.

During the Spring and Summer months the garden is glorious, bounded by a lovely old brick wall on two sides. It offers a good degree of privacy and around the neatly manicured central lawn there are established borders full of flowering plants, shrubs and mature trees.

An attached single garage comes with electricity connected and there is a drive to both the north and south elevations providing useful, additional parking space.

## General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating.

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

Tenure: We are advised by the Vendor 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. Tel: 01751 472800 or 430034

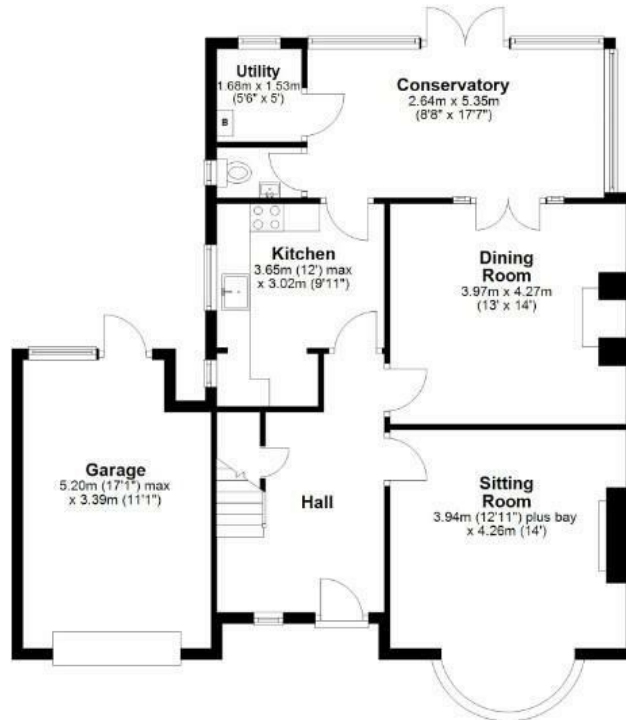




# Accommodation

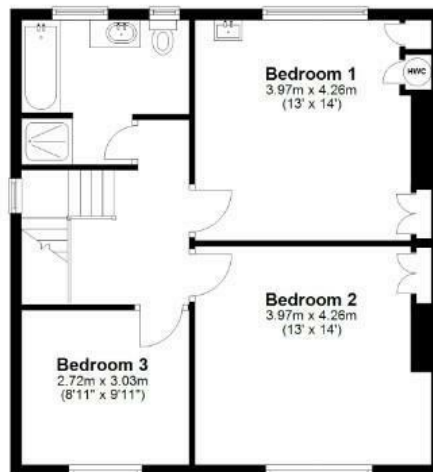
## Ground Floor

Approx. 94.5 sq. metres (1017.5 sq. feet)



## First Floor


Approx. 59.1 sq. metres (636.3 sq. feet)



Total area: approx. 153.6 sq. metres (1653.7 sq. feet)

**8 Beacon Park First Avenue, Pickering**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>61</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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