

# ROUNTHWAITE & WOODHEAD

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



## 22 BEACON PARK, 2ND AVENUE, PICKERING, YO18 8AH

A detached period property that could benefit from some modernisation located at the end of a Private drive and a short walk to the centre of town

Porch	Kitchen	Gas Central Heating
Entrance Hall	Pantry/Utility	uPVC Double Glazing
Sitting Room	Cloakroom	Detached Garage
Dining Room	House Bathroom	Private Rear Garden
Sun Room	Three Bedrooms	EPC Rating D

**PRICE GUIDE: £350,000**

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

Second Avenue is a private drive that runs along side Pickering Community Junior School. It is a comfortable, few minute, walk into the town centre yet extends from the tree lined Middleton Road. No.22 is a detached, brick built house at the end of the drive thought to have been built in the 1950s . It faces West overlooking the school fields and Beacon Hill. The property has ample drive parking and a detached garage to its Northern side and a sizeable rear garden.

No.22 has the benefit of gas central heating as well as uPVC double glazing. It has a charming front porch with some feature stain glass windows that open into a spacious entrance hall. From here there is a sitting room with a bay window to the front of the house, a separate dining room to the rear that links to a small yet pleasant sun room overlooking the rear garden. There is a basic kitchen to the end of the hall along with a downstairs cloakroom, a utility pantry and a good sized boiler cupboard. To the first floor there are three bedrooms and a house bathroom. The drive to the side of the house extends to a detached garage and a lawned garden beyond.

## General Information

**Location:** Pickering is a thriving market town that lies on the A170, Thirsk to Scarborough Road. It has a good range of shops, an active Monday market and amenities that include Doctors surgery, Dentists and Library. There are excellent road links to the neighbouring market towns of Helmsley, Malton and Kirkbymoorside, East Coast and the City of York. Malton has a train station that runs to York, where an intercity service links to London in little over two hours.

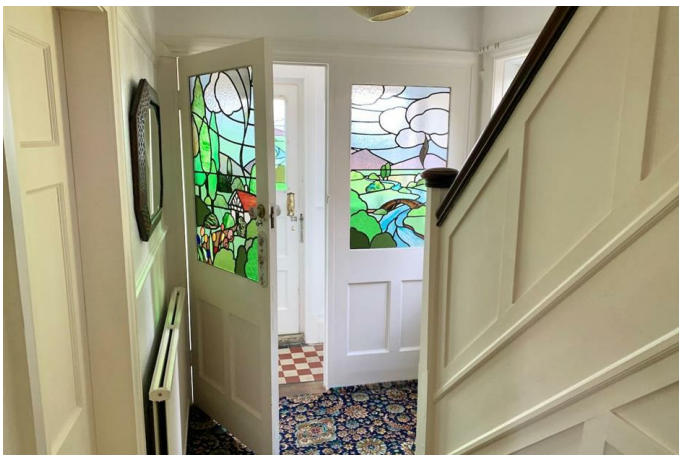
**Services:** Mains water, electricity and gas are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas central heating. uPVC Double Glazing

**Council Tax:** We are informed by Ryedale District Council that this property falls in Band D.

**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, YO18 7AA. Tel: 01751 4872800.

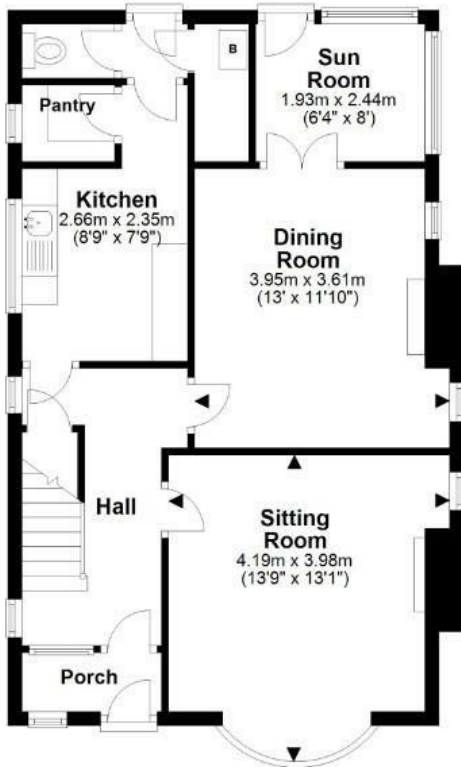
**Directions:** Travelling towards Pickering along the A170 in an Easterly (From Kirkbymoorside) direction take the first left turn past the village of Middleton and head into Pickering along Middleton Road. Continue along this road for approximately half a mile. After the school on Middleton Road, take an immediate left turn sign posted Second Avenue. No.22 is at the top of the drive. Postcode: YO18 8AH



# Accommodation

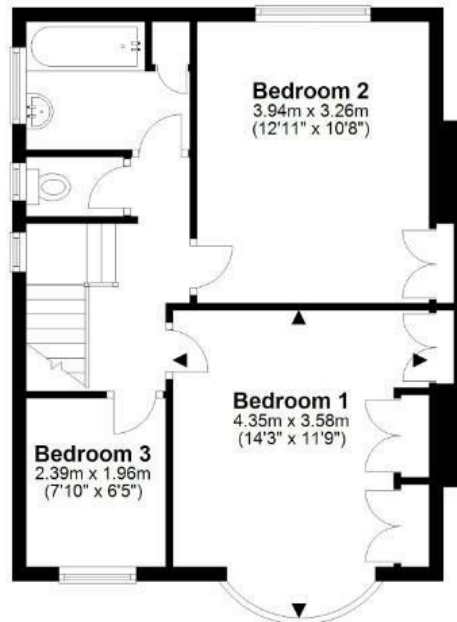
## Ground Floor

Approx. 57.5 sq. metres (618.9 sq. feet)



## First Floor

Approx. 46.0 sq. metres (495.5 sq. feet)



Total area: approx. 103.5 sq. metres (1114.4 sq. feet)

**22 Beacon Park, Pickering**

Energy Efficiency 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>76</b>
	<b>62</b>
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	

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	
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	





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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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