

ROUNTHWAITE & WOODHEAD

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



FAIRVIEWS, 19 FIRST AVENUE, BEACON PARK, PICKERING, YO18 8AQ

A well maintained, semi detached, house that might benefit from some cosmetic updating located along a highly regarded street just a short walk to the town centre and amenities

**Entrance Hall
Sitting Room
Dining Room
Kitchen with Pantry
Utility Room**

**Cloakroom/wc
Integrated Garage
Three Bedrooms
House Bathroom
Gas Central Heating**

**Majority uPVC Double Glazing
Drive Parking
Front & Rear Gardens
Useful Range of Outbuildings
EPC Rating D**

PRICE GUIDE: £320,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

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.

19 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 kitchen that currently incorporates a similar sized utility room. The ground floor also has a cloakroom and access to an integrated garage. The first floor has three bedrooms served by a family bathroom.

Outside, to the front of the house, is a small garden and drive parking that extends to an integrated garage with a sliding wooden door. A foot path runs around the side of the house leading to a private, secure and reasonably sized rear garden, down to lawn. The property also has the advantage of a useful range of outbuildings.

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. uPVC Double Glazing

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.19 is half way up the drive on the left hand side. Postcode: YO18 8AQ. What3Words /// driftwood.develop.affirming



Accommodation



Total area: approx. 115.0 sq. metres (1238.3 sq. feet)
Fairviews, 19 First Avenue, Pickering

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	72
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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