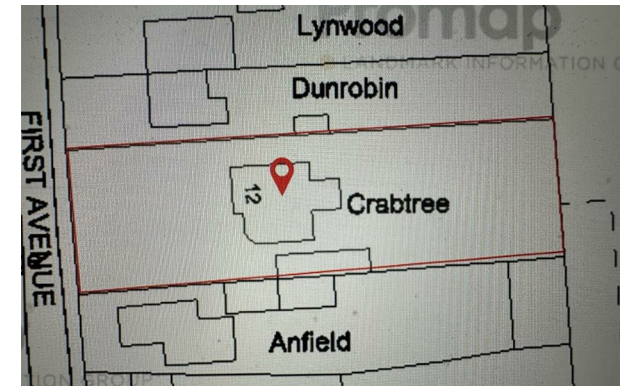


# Mark Stephenson's

ESTATE & LETTING AGENTS



## Crabtree, 12 First Avenue, Pickering, YO18 8AQ

£395,000

- Detached home in sought after location
- Considerable potential to extend further
- Extra large frontage/parking space
- Extends to approx 1606 sq ft internally
- Excellent ground floor space with 4 receptions
- Generous lawned rear garden plot
- Standing on a plot of approx 0.3 acres
- Three bedrooms - 1 down and 2 up

# 12 First Avenue, Pickering YO18 8AQ

Located in one of Pickering's most sought after streets Crabtree offers considerable scope for upgrading and enlargement standing in a generous plot of approx 0.3 acres. Being set well back from the road allows substantial driveway space and potential whilst at the side the tandem garage and workshop allows space to potentially extend into the main dwelling - subject to usual permissions. The rear gardens are mature and sizeable with distant views towards Pickering Castle. Excellent living space with four receptions, three bedrooms (one down, two up) and a large untapped roof space providing space to develop.



Council Tax Band: E



### General information

Beacon Park First Avenue is an extremely popular and well established 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 and within close reach of local schools. It offers a mix of individual properties ever popular by families looking for a mature property together with sizeable garden and lots of potential to further develop.

### Services

All mains are connected.

Gas central heating from a wall mounted boiler in the kitchen.

### Conservatory/entrance

uPVC double glazed windows.

### Hallway

Stairs to the first floor with cupboard under, radiator.

### Sitting room

Windows front and rear and two to the side south elevation, living flame gas fire in stone surround, radiator.

### Dining room

Gas fire, recessed cupboards, two radiators, opening into the conservatory.

### Conservatory

French doors out to the rear gardens.

### Kitchen

Base and wall level units, built in oven and hob, plumbed for washer and dishwasher, two side windows, wall mounted gas central heating boiler.

### Bedroom (ground floor)

Side and front facing windows, radiator.

### Bathroom

Coloured two piece suite, side window.

### Separate WC

High flush WC and side window.

### First floor landing

Side window.

### Bedroom front

Front window, radiator.

### Bedroom rear

Rear and side facing windows, radiator. Sliding doors give access into a large untapped attic/roof space which allows considerable further space to develop subject to the usual consents.

### WC

Two piece suite, no window.

### Outside front

The property is set somewhat further back from the street than those properties either side allowing lots of hardstanding and space for numerous vehicles.

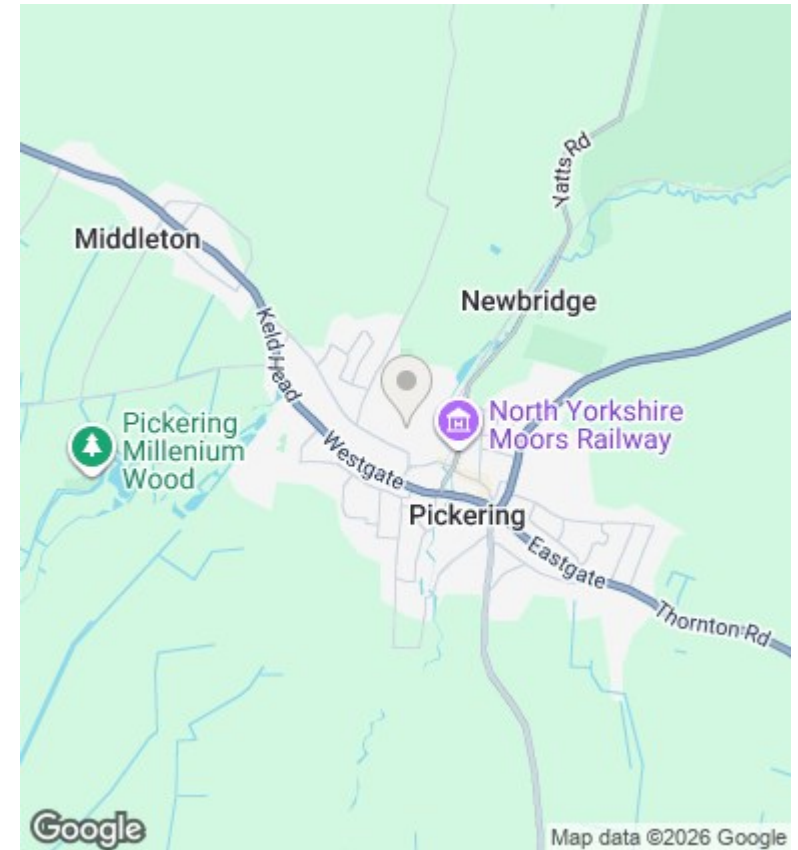
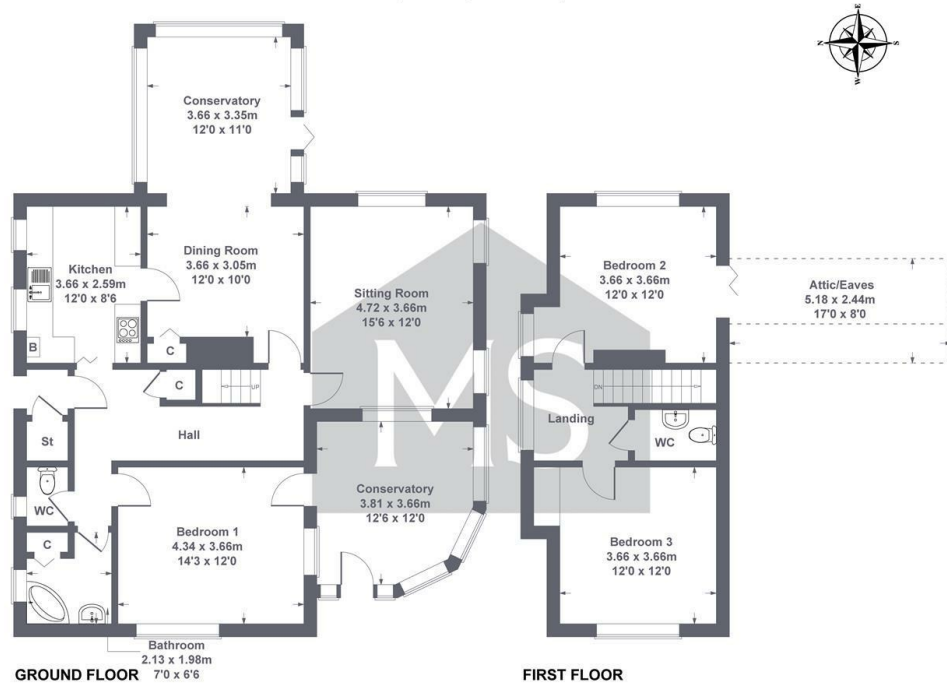
### Garage/workshop

The main garage is approx 23 ft deep x 11 wide separated with a block wall into a further workshop space beyond a further 18 ft approx in depth. Power and light is laid on.

### Rear garden

Generous in overall size laid essentially to grass with distant views towards the town with Pickering Castle in the distance.

Approximate Gross Internal Area 1606 sq ft - 149 sq m  
(Excluding Attic/Eaves)



## Directions

From roundabout turn left onto Hungate, head through the lights and after approx 400m turn right onto Potter Hill. Continue straight on towards Middleton Road taking the first off (straight ahead) onto First Avenue.

## Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	