Iroka Tinley Garth | Kirkbymoorside

A well appointed three bedroom dormer bungalow conveniently situated in heart of the popular market town of Kirkbymoorside. The property benefits from modernised internal accommodation, ample off street parking, and low maintenance gardens. Viewing is essential to appreciate the spacious internal and external accommodation.

- Detached stone dormer bungalow
- Three bedrooms, bathroom and shower room
- Convenient location
- Entrance hall, kitchen/dining room, sitting room and utility area
- Low maintenance gardens, ample off street parking and double garage
- NO ONWARD CHAIN

Guide Price £385,000

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Iroka Tinley Garth | Kirkbymoorside

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL
Staircase to first floor, understairs cupboard, single radiator

SITTING ROOM
13'4" x 12'10" (4.06m x 3.91m)
Gas fireplace with marble heath, surround and mantelpiece, uPVC double glazed French doors out the patio at the rear, double radiator.

KITCHEN/DINING ROOM
13'6" x 24'4" (4.11m x 7.42m)
Range of fitted base and wall mounted units, 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap, integral double oven and grill, four ring gas hob with extractor hood over. Dual aspect, uPVC double glazed windows to the front and side, door to utility area, double radiator.

UTILITY AREA
Range of fitted base and wall mounted units, stainless steel sink and drainer with chrome mixer tap, plumbing for washing machine, opaque uPVC double glazed doors to the front and rear, door to adjoining double garage.

BEDROOM 1
13'4" x 10'11" (4.06m x 3.33m)
Fitted wardrobes, double radiator, uPVC double glazed window to the side.

BATHROOM
Four piece suite comprising panelled bath, corner shower cubicle with glazed door, low flush wc, pedestal wash hand basin, fully tiled walls, opaque uPVC double glazed window to the rear.

ON THE FIRST FLOOR

LANDING
Skylight, eaves storage, loft hatch.

BEDROOM 2
13'4 x 15'5" (4.06m x 4.70m)
uPVC double glazed window to the side, skylight, 2.no eaves storage cupboards, single radiator.

BEDROOM 3
13'6" x 18'5" (4.11m x 5.61m)
Skylight, eaves storage cupboard, single radiator.

SHOWER ROOM
Three piece suite comprising shower cubicle with glazed door, electric shower, low flush wc, wash hand basin over vanity basin, partially tiled, skylight.

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OUTSIDE
A private driveway leads to a hardstanding gravelled area with substantial parking area. There are two enclosed patio areas, one to the front and one to the rear of the property, with attractive low maintenance herbaceous borders.

ADJOINING DOUBLE GARAGE
Electric roller door, electric power and lighting, timber window to the rear.

SERVICES
Mains water, electricity, gas and drainage. There are roof mounted solar panels providing supplemented electricity to the property. All the services have not been tested, but we assume they are in working order and consistent with the age of the property.

TENURE
We understand to be freehold with vacant possession on completion.

VIEWING
Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

WHAT3WORDS
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COUNCIL TAX BAND
We are verbally informed the property lies in Band C. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council. Tel 0300 131 2131.

ENERGY PERFORMANCE RATING
Assessed in Band C. The full EPC document can be viewed online or at our Malton Office.

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Iroka Tinley Garth | Kirkbymoorside

Iroka, Tinley Garth, Kirkbymoorside, YO62 6AR

Gross Internal Area: 144.4 m² ... 1554 ft² (excluding double garage)

All measurements are approximated for display purposesonly and should be independently verified
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VIEWING

Strictly by appionment with the Agent.

COUNCIL TAX BAND

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ENERGY PERFORMANCE RATING

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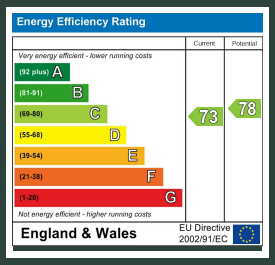

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