



Kismet, Vivers Place | Kirkbymoorside, YO62 6EA.

Kismet is a charming detached bungalow situated on the south east side of the market town of Kirkbymoorside and within a short walk to nearest shops. The market town offers many recreational and leisure facilities which include squash, tennis and bowls and also the popular golf course

The property offers two bedroom accommodation together with garage and front and rear gardens. Accommodation comprises, Entrance Porch, Entrance hall, kitchen/diner, sitting room, two bedrooms and newly fitted bathroom.



Guide Price £195,000

BoultonCooper

BC
Est. 1804

Kismet, Vivers Place | Kirkbymoorside.



Accommodation comprises

Entrance Door leads to

Entrance Porch

8'2" x 5'3" (2.49m x 1.60m)

With door leading to

Reception Hallway

With central heating radiator, access to good sized roof space, archway, two built in cupboards.

Sitting Room

12' x 9'8" (3.66m x 2.95m)

With tiled fireplace and hearth, multi burning stove, coving to ceiling, central heating radiator, double glazed window to the front elevation.

Dining Kitchen

13'5" max 10'4" min x 10'

(4.09m max 3.15m min x 3.05m)

Comprising stainless steel single drainer sink unit set within rolled edge work surfaces, further base units incorporating drawer compartments, tiled splash backs, central heating radiator, built in cupboard, door to outside.

Bedroom One

10'5" x 9' (3.18m x 2.74m)

With built in wardrobes and cupboards above, central heating radiator, double glazed window to the rear elevation.



Bedroom Two

11'11" x 10' (3.63m x 3.05m)

With built in wardrobes and cupboards above, central heating radiator, double glazed window to the front elevation.

Bathroom

Newly re-fitted with panelled bath and shower unit over and shower screen, pedestal wash hand basin, low flush w.c., wall tiling, central heating radiator and two double glazed windows to the rear elevation.

Outside

Front garden with pathway, flower beds. Side access leads to enclosed rear garden with

patio area, laid lawn, flower/shrubbery borders, garden shed, outside tap, door to:

Garage

19'11" x 8' (6.07m x 2.44m)

With up and over door, light and power.

NB

The property lends itself to possibly an extension into the roof space to provide more living accommodation, subject to necessary planning consents.

Services

Mains electricity, gas, water and drainage are connected.



Kismet, Vivers Place | Kirkbymoorside.

VIEWING

Strictly By appointment with the agents

COUNCIL TAX BAND

C

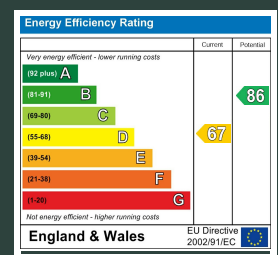
ENERGY PERFORMANCE RATING

D

St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk



boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801