



7 Willow Rise | Kirkbymoorside, York, YO62 6BZ

A well presented detached bungalow situated on this popular development in the traditional market town of Kirkbymoorside which is set on the edge of the North York Moors. The property offers spacious accommodation including an additional garden room which overlooks the beautiful west facing gardens,

The accommodation comprises, inviting entrance hallway, spacious sitting room with dining area, kitchen, sun room, shower room and three bedrooms. To the front there is gravelled parking and further parking in front of a single garage.

The property is being offered with no onward chain.

Guide Price £335,000



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Accommodation Comprises

Entrance door

Leads to Reception hallway.

Reception Hallway

With central heating radiator, built in cupboard and further cupboard housing wall mounted boiler, archway, coving to ceiling and access to roof space.

Sitting Room/Dining Area

21'1" x 15'6" (6.43m x 4.72m)

Having feature fireplace with marble effect back and hearth, coal effect gas fire, coving to ceiling, central heating radiator, double glazed bay window to the front elevation.

Dining area with double glazed window to the rear elevation and central heating radiator.

Kitchen

7'11" x 11'1" (2.41m x 3.38m)

Comprising single drainer sink unit set within rolled edge work surfaces with

matching splash backs and serving hatch. Wall and base units incorporating drawer compartments, built in oven with four ring hob and extractor fan over having splash back, plumbing for dishwasher, central heating radiator, coving to ceiling and double glazed window to the rear elevation.

Garden Room

11'11" x 8'4" (3.63m x 2.54m)

With double glazed windows, door to outside and central heating radiator.

Bedroom One

13'2" x 10'11" (4.01m x 3.33m)

With fitted furniture comprising fitted wardrobes with drawer units and bedside cabinets, central heating radiator, coving to ceiling and double glazed window to the front elevation.

Bedroom Two

9'3" x 10' (2.82m x 3.05m)

With fitted wardrobes, double glazed window to the rear elevation, central heating radiator and coving to ceiling.





Bedroom Three

9'9" x 7'3" (2.97m x 2.21m)

Double glazed window to the front elevation and central heating radiator.

Shower Room

Comprising double shower cubicle with shower unit, vanity unit with inset wash hand basin and cupboard above, low flush w.c., fitted cupboard with plumbing for automatic washing machine and space for dryer. Double glazed window to the rear elevation, chrome heated towel rail and wall tiling.

Outside

Lawn area to the front garden with gravelled parking area and block pathway which continues to the side access leading to the rear garden. Dividing shrubbery border to the driveway. Landscaped rear garden having block

paved pathway with well stocked flower and shrubbery borders giving an abundance of colours, there are also raised beds, laid lawn and circular patio area. Steps lead to a gravelled area with full mature planting and fencing to the boundaries.

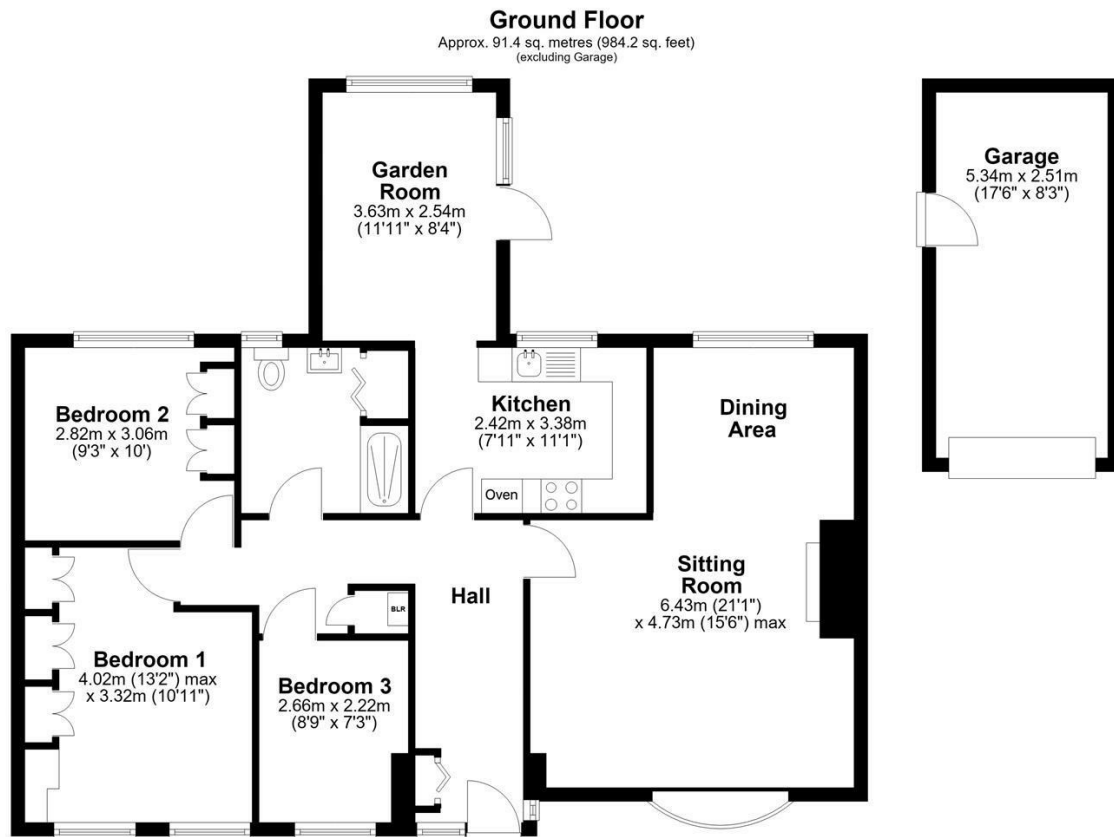
Detached driveway leads to GARAGE 17'6" x 8'3" with up and over door light and power and personal door to the garden.

Services

Mains electricity, gas, water and drainage are connected.



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Total area: approx. 91.4 sq. metres (984.2 sq. feet)
7 Willow Rise, Kirkbymoorside

VIEWING

Strictly by appointment with the agents.

COUNCIL TAX BAND

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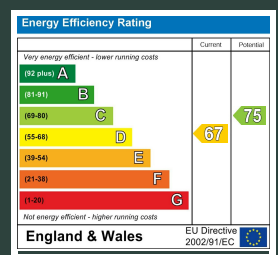
ENERGY PERFORMANCE RATING

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