



41 Wains Field | Kirkbymoorside, YO62 6JG

A spacious terrace house property offering spacious family sized accommodation spread over three floors and situated on a newly established development within a short walking distance of the market place and amenities.

The property is well maintained and beautifully presented offering four bedroom accommodation which includes a master suite with ensuite and dressing area to the second floor.

There are low maintenance gardens to the front and rear together with ample parking for several cars.

Kirkbymoorside is a traditional market town set on the edge of the North York Moors and offers a range of leisure and shopping facilities, including schooling and is within the catchment for the popular Ryedale secondary school.



Guide Price £275,000

BoultonCooper

BC
Est. 1804

41 Wains Field | Kirkbymoorside.



Accommodation Comprises

Entrance Door

Leads to reception hallway.

Reception Hallway

With stairs to first floor landing, understairs storage cupboard, central heating radiator.

Cloakroom

With pedestal wash hand basin with tiled splash backs, low flush w.c., double glazed window and central heating radiator.

Fitted Dining Kitchen

9' x 16'9" (2.74m x 5.11m)

Comprising single drainer sink unit set within rolled edge work surfaces with upstands, wall and base units incorporating drawer compartments, built in oven with four ring hob and extractor canopy over. Plumbing for automatic washing machine space for fridge freezer, double glazed window to the front elevation and spot lighting.

Sitting Room

16'3" x 10'10" (4.95m x 3.30m)

With central heating radiator, double glazed french doors opening onto the rear garden.

First Floor

Landing

With central heating radiator, built in cupboard.

Bedroom Two

16'2" x 8'3" (4.93m x 2.51m)

With two double glazed windows to the front elevation and central heating radiator.

Bedroom Three

8'9" x 12'7" (2.67m x 3.84m)

With double glazed window to the rear elevation overlooking the garden and central heating radiator.



Bedroom Four

9'1" x 8'1" (2.77m x 2.46m)

With double glazed window to the rear elevation which overlooks the garden and central heating radiator.

Family Bathroom

Comprising panelled bath with shower attachment over, pedestal wash hand basin, low flush w.c., partial wall tiling and central heating radiator.

Stairs from first floor landing lead to:

Second Floor

Master Suite Bedroom One

12'6" x 16'2" (3.81m x 4.93m)

Having double glazed window to the front elevation and central heating radiator.

En Suite Shower Room

Comprising shower cubicle with shower

units, tiling to walls, pedestal wash hand basin, low flush w.c., central heating radiator and double glazed velux window.

Dressing Area

Good sized area for free standing wardrobes and storage.

Outside

Front garden is laid to lawn with railings to the boundary, long driveway to the side is capable of parking several cars, gated side access leads to the low maintenance and attractive rear garden. There are patio and gravelled areas with flower and shrubbery borders, raised beds and fencing to the boundaries, garden shed and bin store.

Services

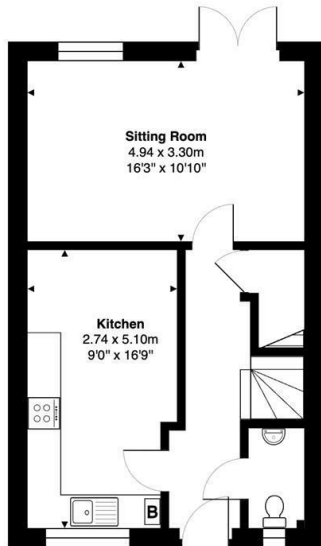
Mains electricity, gas, water and drainage.

A maintenance charge will be charged annually for the upkeep of communal areas, which is yet to be confirmed.

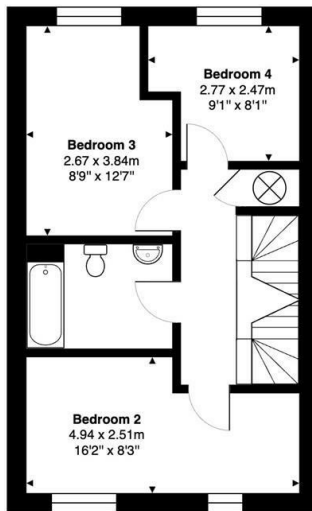


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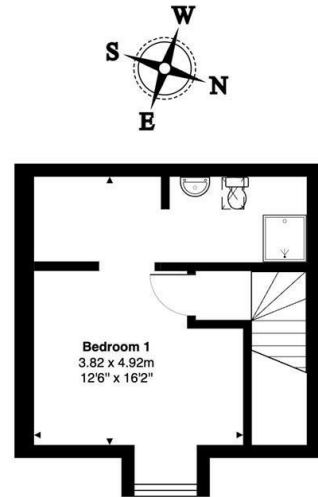
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Ground Floor
Gross Internal Area: 43.9 m² ... 473 ft²



First Floor
Gross Internal Area: 42.8 m² ... 461 ft²



Second Floor
Gross Internal Area: 25.4 m² ... 273 ft²

Gross Internal Area: 112.1 m² ... 1207 ft²

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

Strictly By appointment with the agents.

COUNCIL TAX BAND

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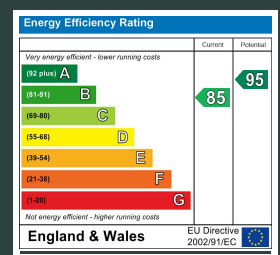
ENERGY PERFORMANCE RATING

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