



6 Poplar Avenue | Kirkbymoorside YO62 6ES

6 Poplar Avenue is a detached three bedroom bungalow occupying a pleasant position in this much sought after residential area situated towards the Western outskirts of Kirkbymoorside.

The bungalow offers accommodation comprising reception hallway, fitted kitchen, sitting room with dining area, utility, shower room, three bedrooms and bathroom all of which enjoy uPVC double glazing and gas fired central heating.

Externally there are gardens to the front and rear and garage with an attached conservatory.

Kirkbymoorside is a thriving market town which lies at the foot of the North Yorkshire Moors.

The bungalow is being offered with no onward chain.



Guide Price £345,000

6 Poplar Avenue | Kirkbymoorside



Accommodation Comprises

Entrance Door

Leads to Enclosed Porch

Entrance Porch

With tiled flooring, door to reception hallway.

Reception Hallway

With central heating radiator, archway and door to sitting/dining area.

Sitting with Dining Area

21' x 15'5" (6.40m x 4.70m)

Double glazed bay window to the front elevation and double glazed window to the rear elevation, two central heating radiators, feature fireplace and coal effect gas fire, coving to ceiling.

Kitchen

8' x 10'10" (2.44m x 3.30m)

Comprising 1 1/2 bowl stainless steel

drainer sink unit with mixer tap over and set within work surfaces, further wall and base units incorporating drawer compartments. Built in fridge freezer, space for microwave, built in slimline dishwasher, cooker, central heating radiator, door to:

Utility Room

6'2" x 8'11" (1.88m x 2.72m)

With plumbing for automatic washing machine (including appliance), cupboards, rolled edge work surfaces and double glazed window to the side elevation with tiled window sill.

Double glazed patio doors leading to outside, central heating radiator and tiled flooring, door to shower room.

Shower Room

With double shower cubicle with shower unit being tiled, wash hand basin with mixer tap over and cupboards below, low flush w.c., cupboards and rolled edge work surfaces, ladder style chrome heated towel rail, double glazed window with tiled window sill, spot lighting.



Inner Hallway

With access to roof space and built in cupboard housing boiler.

Bedroom One

13'1" x 10'11" (3.99m x 3.33m)

With double glazed bay window to the side elevation, two double glazed windows to the front elevation, central heating radiator, fitted wardrobes with cupboards above, partial wood panelling to walls, coving to ceiling,

Bedroom Two

9'2" x 10'5" (2.79m x 3.18m)

Double glazed window to the rear elevation, central heating radiator, fitted wardrobes with cupboards above bed recess.

Bedroom Three

8'8" x 7'2" (2.64m x 2.18m)

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

Bathroom

Comprising panelled bath with shower unit over, wash hand basin, low flush w.c., wall tiling, double glazed window, spot lighting to ceiling and central heating radiator.

Outside

Large front garden being mainly laid to lawn with established shrubs and pathway.

Side pathway gives access to the rear garden having raised paved patio area, flower and shrubbery areas, outside tap and pond.

Driveway to the extreme rear leads to SINGLE GARAGE 8'3" x 21'6" with up and over door, light and power and personal door.

To the rear of the garage and attached is a CONSERVATORY 8'1" x 8'7" being double glazed with tiled flooring and electricity.

Services

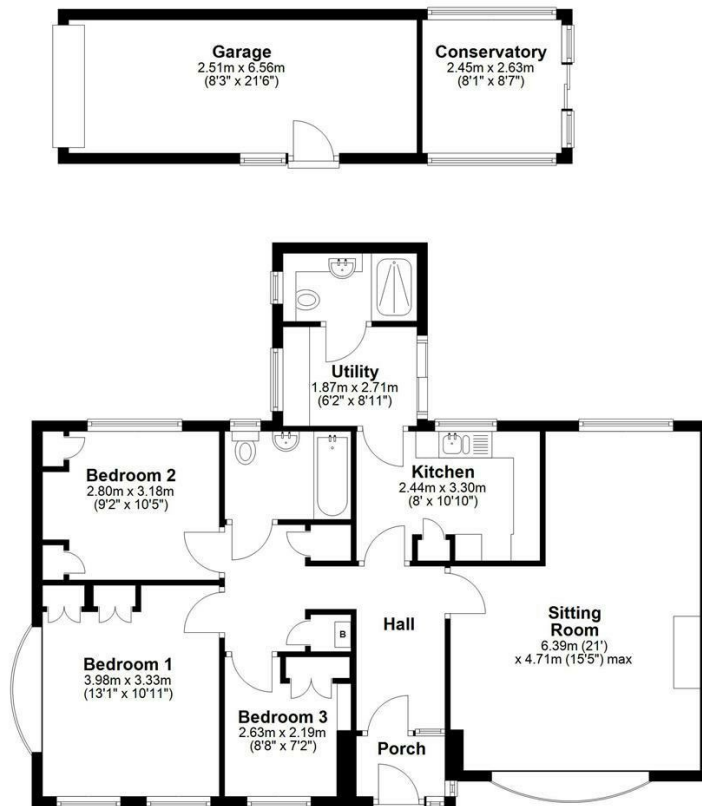
Mains electricity, gas, water and drainage are connected.



6 Poplar Avenue | Kirkbymoorside

Ground Floor

Approx: 91.7 sq. metres (986.9 sq. feet)



Total area: approx. 91.7 sq. metres (986.9 sq. feet)
6 Poplar Avenue, Kirkbymoorside

VIEWING

By telephone appointment with the Agents, Pickering Office. Tel: 01751 472724

COUNCIL TAX BAND

D

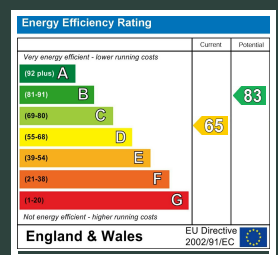
ENERGY PERFORMANCE RATING

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