



## 3 Keld Head Orchard | Kirkbymoorside, YO62 6EF

A semi detached bungalow offering well presented accommodation throughout comprising re-fitted kitchen, sitting room with feature fireplace, inner hallway, two good sized bedrooms and re-fitted bathroom.

The property enjoys the benefit of a new gas combi boiler which was fitted in 2021 and has double glazing throughout.

Externally there is a driveway to the side and garden frontage. To the rear there is a garden shed and further garden area

lies beyond gates which opens onto a gravelled and decking area.

Keld Head Orchard which is a popular residenital area lies towards the Northern periphery of the pleasant market town of Kirkbymoorside and the property is being offered with no upward chain.



**Guide Price £165,000**

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## Accommodation Comprising

### Entrance Door

Leads to refitted kitchen.

### Kitchen

12' x 5'11" (3.66m x 1.80m)

Housing a range of wall and base units incorporating drawer compartments, single drainer sink unit with mixer tap over and set within work surfaces with matching splash backs, built in oven with four ring hob and splash back, extractor canopy, built in fridge, built in double cupboard housing gas fired central heating boiler, plumbing for automatic washing machine, double glazed window to the side elevation.

### Attractive Sitting Room

15'9" x 11'5" (4.80m x 3.48m)

With free standing fireplace having wood surround and pebble effect electric fire, quality laminate flooring, central heating radiator, double glazed window to the front elevation.

### Inner Hallway

With built in cupboard having shelving, access to roof space.



### Bedroom One

13'11" x 8'3" (4.24m x 2.51m)

With central heating radiator, double glazed window to the rear elevation.

### Bedroom Two

9' x 7'6" (2.74m x 2.29m)

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

### Refitted Bathroom

Comprising panelled bath with Mira shower over, pedestal wash hand basin, low flush w.c., partial wall tiling, double glazed window, central heating radiator.



### Outside

The front garden is laid to lawn with fencing to the boundaries, gated driveway to the side, side access leads to the rear garden with patio area, laid lawn, garden shed, fencing to the boundaries and gate which opens into a separate gravelled and decking area and garden shed.



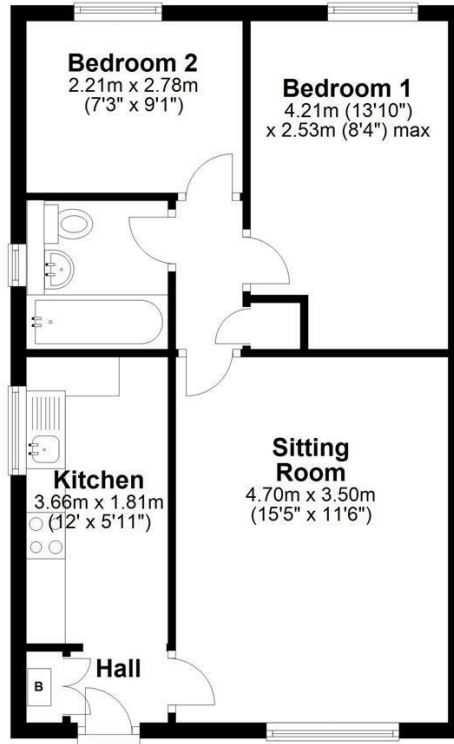
### Services

Mains electricity, gas, water and drainage are connected.

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## Ground Floor

Approx. 48.9 sq. metres (526.2 sq. feet)



Total area: approx. 48.9 sq. metres (526.2 sq. feet)

**3 Keld Head Orchard, Kirkbymoorside**

### VIEWING

Strictly by appointment with the agents

### COUNCIL TAX BAND

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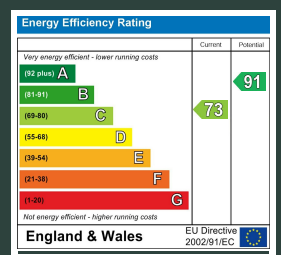
### ENERGY PERFORMANCE RATING

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