



2 Beech Drive | Kirkbymoorside, York, YO62 6BY

An attractive three bedroom detached bungalow occupying a pleasant corner position enjoying views over Kirkbymoorside and the countryside beyond situated on this much sought after residential development which is situated to the West of the market town of Kirkbymoorside.

The well planned accommodation comprises sitting room with dining area and enjoys the benefit of a wood burning stove, fitted kitchen,

three bedrooms and shower room. Externally the corner site offers a pretty front garden with lawn and flower beds, side block paved driveway providing parking, carport and access to garage; the enclosed rear garden has lawned and paved areas and has good fenced boundaries.

Kirkbymoorside is an attractive market town offering a good range of local amenities and recreational facilities.



Guide Price £323,000

2 Beech Drive | Kirkbymoorside, York



ACCOMMODATION COMPRISES

Entrance Door

Leads to Reception Hallway.

Reception Hallway

With central heating radiator, built in cupboard housing central heating boiler, additional storage cupboard, coving to ceiling, archway to bedrooms and bathroom.

Sitting Room

10'11" x 16'8" (3.33m x 5.08m)

With coving to ceiling, multi burning stove, central heating radiators, two south facing double glazed windows to the front elevation with views.

Re-fitted Kitchen

8' x 11'3" (2.44m x 3.43m)

Comprising single drainer sink

unit with mixer tap over, rolled edge work surfaces, wall and base units incorporating drawer compartments with tiled splash backs, plumbing for automatic washing machine, built in oven with four ring hob and extractor canopy over, spot lighting, central heating radiator, coving to ceiling, built in fridge freezer. Double glazed window and door to outside.

Bedroom One

9'11" x 11'3" (3.02m x 3.43m)

Double glazed window to the rear elevation overlooking the garden, central heating radiator, coving to ceiling.

Bedroom Two

8'6" x 10'4" (2.59m x 3.15m)

With fitted wardrobes, central heating radiator, double glazed window overlooking the rear garden.



Bedroom Three/Dining Room

8' x 8'9" (2.44m x 2.67m)

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

Shower Room

Comprising double shower cubicle with shower unit, wash hand basin with cupboard below, low flush w.c., wall tiling, chrome heated towel rail, two double glazed windows to the rear elevation.

Outside

The bungalow commands a corner position with lovely laid lawn to the front elevation with a block paved driveway leading

to double gates which gives access to additional parking, carport and GARAGE with up and over door, light and power and double glazed window. The private and enclosed rear garden has been recently landscaped providing lawn area with steps leading to a paved patio.

Services

Mains gas, electricity, water and drainage are connected.

Owned solar panels installed on the south and west elevation of the property.

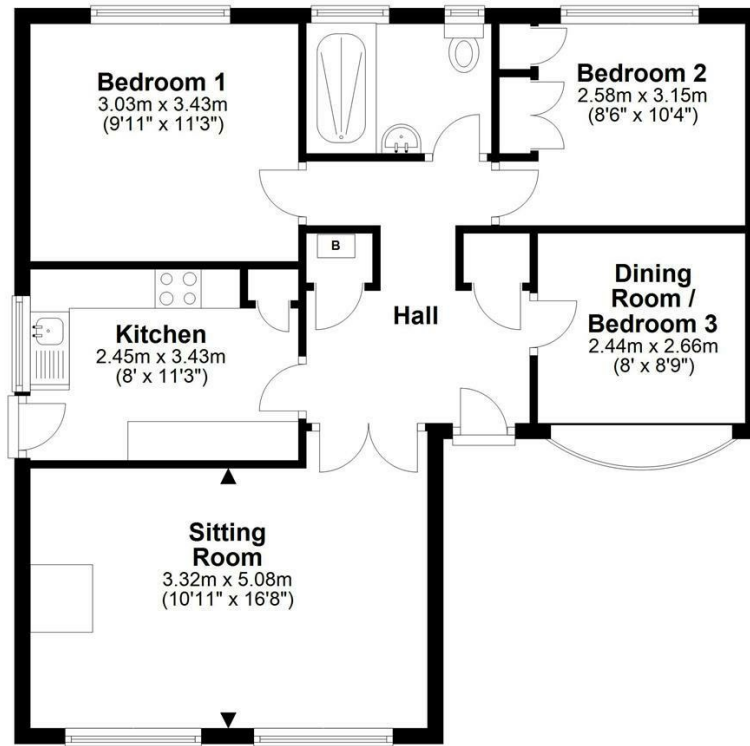
High Energy efficiency rating of A.



2 Beech Drive | Kirkbymoorside, York

Ground Floor

Approx. 67.0 sq. metres (721.5 sq. feet)



Total area: approx. 67.0 sq. metres (721.5 sq. feet)

2 Beech Drive, Kirkbymoorside

VIEWING

Strictly By Appointment with the agents.

COUNCIL TAX BAND

D

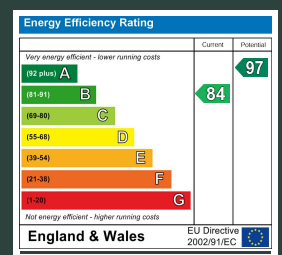
ENERGY PERFORMANCE RATING

B

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