



10 Howkeld Close | Kirkbymoorside, YO62 6FN

Situated on a new established development on the western edge of Kirkbymoorside this semi detached bungalow offers good sized accommodation comprising, spacious entrance hallway, comfortable sitting room, useful utility, spacious open plan light and airy kitchen diner/day room with doors that lead out into the garden. Main bedroom with fitted wardrobes, second bedroom and generous bathroom with panelled bath and shower cubicle.

There is an easy maintained area to the front of the property with good sized driveway to the side and side access gate to the rear garden. Beautifully and sunny south facing garden mainly laid to lawn with patio areas.

Kirkbymoorside is a traditional market town set on the edge of the North York Moors National Park with easy access to the moors and offers a wide range of leisure and shopping facilities.



Guide Price £242,995

BoultonCooper

BC
Est. 1804



Accommodation Comprises

Entrance Door

Leads to:

Spacious Reception hallway

With central heating radiator and access to roof space.

Sitting Room

16'8" x 10'10" (5.08m x 3.30m)

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

Dining Kitchen

15'5" x 13'1" (4.70m x 3.99m)

Well appointed and of good size comprising 1 1/2 bowl drainer sink unit with mixer tap over and set within rolled edge work surfaces, further wall and base units incorporating drawer compartments,



built in oven with five ring gas hob and splash back having extractor canopy over. Built in dishwasher and fridge freezer, double glazed windows and double glazed french doors opening onto the rear garden, central heating radiator and spot lighting.

Useful Utility Room

Having shelving, plumbing for automatic washing machine and space for drier. Wall mounted gas fired central heating boiler, rolled edge work surfacing.

Master Bedroom

15'5" x 10'10" (4.70m x 3.30m)

With a range of fitted wardrobes having hanging space, shelving and drawers, double glazed window to the rear elevation overlooking the south facing garden and central heating radiator.



Bedroom Two

10'4" x 8'2" (3.15m x 2.49m)

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

Bathroom

Comprising panelled bath, shower cubicle with shower unit and being tiled, wash hand basin with vanity cupboard below, tiled splash backs, low flush w.c., double glazed window, ladder style chrome heated towel rail.

Outside

Driveway to the side of the property provides parking for two vehicles, with gate access to the rear garden. Flagged pathway to the front entrance with grass area and mature shrubs to

the boundary. Attractive south facing and enclosed rear garden with two patio areas, laid lawn, raised flower and shrubbery beds with roses, fencing to the boundaries, garden shed and large rainwater tank,

Services

Mains electricity, gas, water and

drainage are connected,

Alarm system.

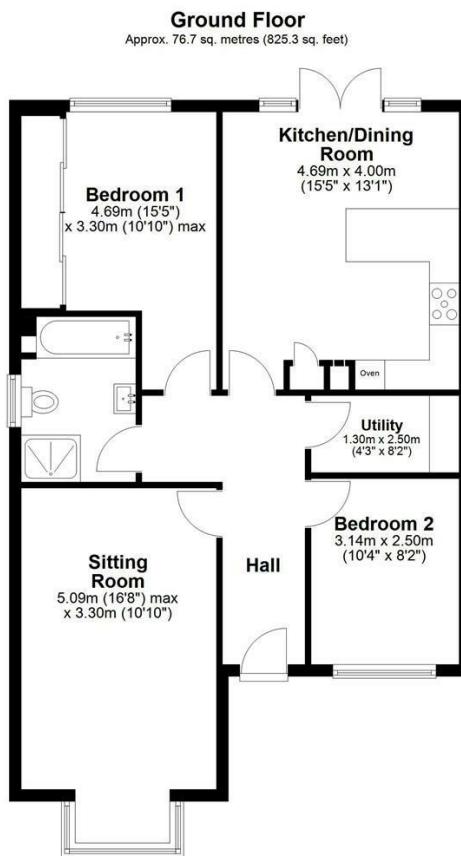
A nominal Maintenance fee will be applicable once the development is completed. This will be for the upkeep of the surrounding green areas.

NHBC certification.



10 Howkeld Close |

Kirkbymoorside, North Yorkshire, YO18 7AE



Total area: approx. 76.7 sq. metres (825.3 sq. feet)
10 Howkeld Close, Kirkbymoorside

VIEWING

Strictly by appointment with the agents

COUNCIL TAX BAND

C

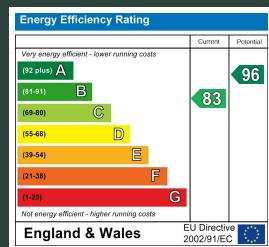
ENERGY PERFORMANCE RATING

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