



Ashfield, Gillamoor Road | Kirkbymoorside, YO62 6EL

A traditional detached family home which has been carefully and sympathetically updated whilst retaining many original features. With beautiful gardens and herbaceous borders, which have all been designed with wildlife in mind.

The property comprises; reception hallway, sitting room, separate dining room overlooking the rear garden, fitted kitchen, rear lobby, cloakroom with w.c., and good sized utility room. To the first floor there is a galleried landing, three

bedrooms and luxury fitted bathroom.

There is potential to extend the current property should purchasers so wish subject to necessary planning permissions which will be required, without compromising the good sized plot.

Kirkbymoorside is an attractive market town which lies at the foot of the North York Moors National Park and offers a good range of local amenities and recreational facilities.



Guide Price £375,000

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Accommodation Comprises

Open Porch/Entrance Door

With window to the sides, leads into light and airy reception hallway.

Reception Hallway

With central heating radiator and stairs to first floor landing.

Front Reception Room/Sitting Room

15'4" into bay 12'7" min x 12' (4.67m into bay 3.84m min x 3.66m)

With tiled fireplace, double glazed bay window to the front elevation, central heating radiators and shelving.

Rear Reception Room/Dining Room

13'4" x 11'9" (4.06m x 3.58m)

Double glazed bay window overlooking the rear garden, book shelving and central heating radiators.

Kitchen

10'8" x 9'5" (3.25m x 2.87m)

Comprising 1 1/2 bowl drainer sink unit set within rolled edge work surfaces with tiled splash backs, further wall and base units incorporating drawer compartments, electric cooker point, built in AEG oven,

four ring induction hob with extractor fan over, wall mounted Ideal gas fired central heating boiler, display shelving, two double glazed windows to the side elevation, door to rear porch.

Rear Porch

With tiled flooring, double glazed door to outside, door to Cloakroom and Utility room.

Cloakroom

Housing low flush w.c., wash hand basin with tiled splash backs, central heating radiator.

Utility Room

9'10" x 7'4" (3.00m x 2.24m)

Good sized with single drainer sink unit, rolled edge work surfaces, tiled splash backs, wall and base units, shelving, space for fridge freezer, plumbing for automatic washing machine, double glazed window.

First Floor

With galleried landing with access to loft space which is partially boarded with light and power and storage shelving, double glazed window.





Bedroom One

12'9" x 10'3" plus wardrobes (3.89m x 3.12m plus wardrobes)

With double glazed window to the front elevation with views over open countryside, range of fitted wardrobes with hanging space and shelving, central heating radiator.

Bedroom Two

11'9" x 10'11" (3.58m x 3.33m)

Central heating radiator, double glazed window to the rear elevation overlooking beautiful garden.

Bedroom Three

8'6" x 7'3" (2.59m x 2.21m)

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

Fitted Bathroom

9'3" x 6'7" (2.82m" x 2.01m)

Comprising panelled cast iron bath, shower cubicle with shower unit and shower rose, wall tiling, low flush w.c., vanity unit with wash hand basin and

cupboards below, dual aspect double glazed windows, central heating radiator.

External

The front garden is laid to lawn with flower/shrubbery borders with a pathway leading to the front door. Full access around the property to the side and rear gardens with pea gravel seating areas and pathway, shaped laid lawns, herbaceous borders and beds, wildlife garden, rose garden, herb garden, vegetable plots, soft fruit and fruit trees. Greenhouse and compost bins together with a variety of established trees and shrubs, Garden Shed.

Long driveway to the side with parking for several cars.

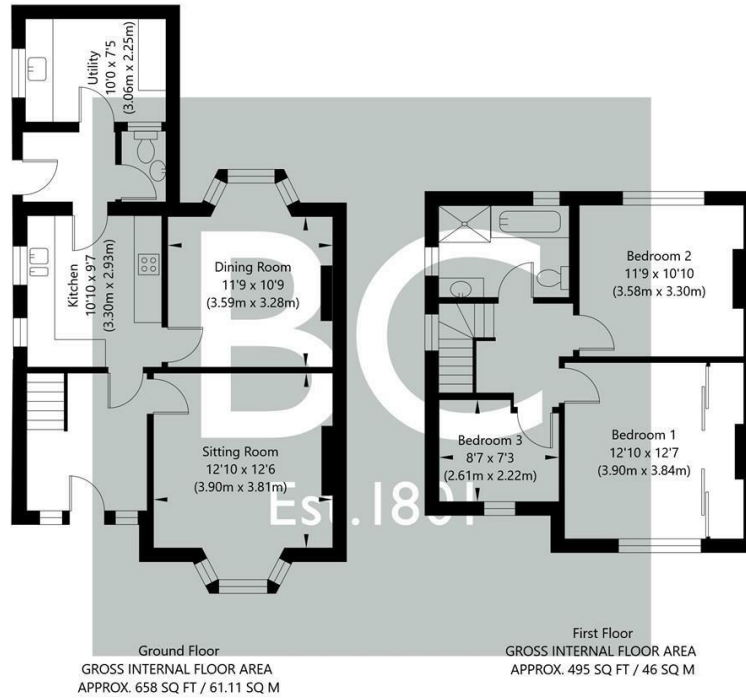
Services

Mains electricity, gas, water and drainage are connected.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1153 SQ FT / 107.11 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

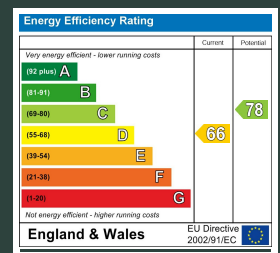
Strictly By Appointment with the agents

COUNCIL TAX BAND

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ENERGY PERFORMANCE RATING

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