



## 4 Stuteville Close | Kirkbymoorside, YO62 6LW

An attractive semi detached bungalow situated in this quiet cul de sac location on the eastern edge of the town and only a short walk to the market town centre. The property comprises; Reception hallway, sitting room with bay window to the front elevation, kitchen, side porch, inner hallway, two bedrooms and wet room. The property benefits from gas fired central heating system and double glazing, although the bungalow does

require some modernisation. To the outside there is a low maintenance front garden, long driveway leads to detached garage. The garden to the rear is enclosed and south facing with patio and gravelled areas, flower/shrubbery borders and fencing to the boundaries. The bungalow is being offered with NO UPWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED.



**Guide Price £195,000**

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## Accommodation Comprises

Entrance door leads to:

### Reception Hallway

Central heating radiator.

### Kitchen

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

Housing a range of units comprising 1 1/2 bowl drainer sink unit set within rolled edge work surfaces, further wall and base units incorporating drawer compartments with tiled splash backs, shelving, display cabinets, window to the side elevation, central heating radiator, door to:

### Porch

With double glazed windows and door to outside, plumbing for automatic washing machine.

### Sitting Room

17'2" x 9'7" (5.23m x 2.92m)

Coving to ceiling, double glazed bay window to the front elevation, central heating radiator.

### Inner Hallway

Built in cupboard housing hot water cylinder.



### Bedroom One

11'11" x 9'7" (3.63m x 2.92m)

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

### Bedroom Two

8'11" x 8'2" (2.72m x 2.49m)

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

### Wet Room

With non slip flooring, tiled walls, shower unit, pedestal wash hand basin, low flush w.c., central heating radiator and double glazed window.

### Outside

Front garden is gravelled with pathway to the side and driveway leading to GARAGE with electric up and over door, light and power. Garden shed. To the rear the garden is low maintenance with patio and gravelled area, flower/shrubbery borders and fencing to the boundaries.

### Services

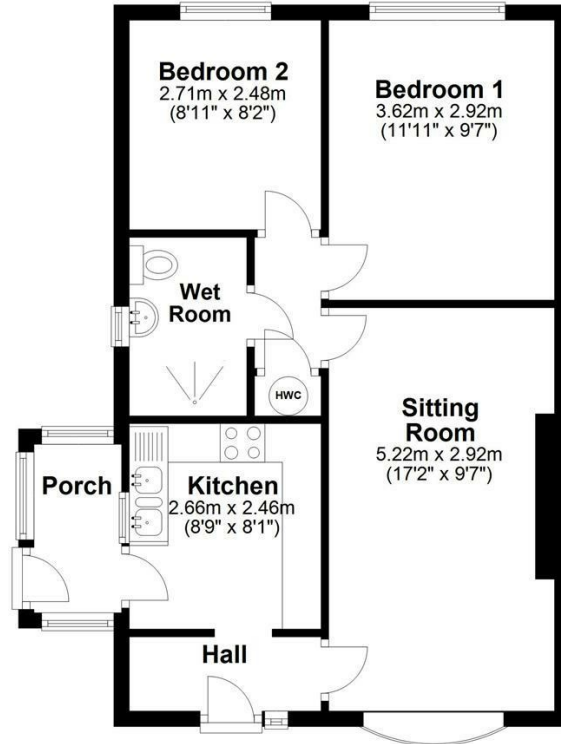
Mains electricity, gas, water and drainage are connected.



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## Ground Floor

Approx. 52.1 sq. metres (560.6 sq. feet)



Total area: approx. 52.1 sq. metres (560.6 sq. feet)  
**4 Stuteville Close, Kirkbymoorside**

### VIEWING

Strictly By Appointment with the Agents

### COUNCIL TAX BAND

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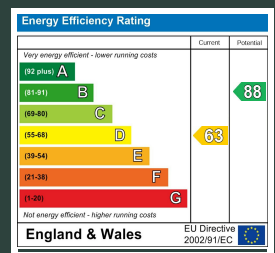
### ENERGY PERFORMANCE RATING

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**BC**  
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