



Kildare Garth, Kirkbymoorside, York, YO62 6LN

This bungalow offers superb accommodation which has recently undergone full modernisation to an extremely high specification.

The immaculately presented accommodation has been extended and provides reception hallway with limestone tiled floor, light and airy sitting room with window to front elevation, impressive fitted kitchen including built in appliances and quartz work surfaces and utility room. The master bedroom has fitted wardrobes, guest bedroom and luxury shower room.

The property enjoys the benefit of gas fired

central heating which has only recently been renewed, uPVC double glazing and has been re-wired.

Externally there is a front garden with double gates leading to resin driveway, DETACHED GARAGE and rear garden which is mainly laid to lawn. Exterior lighting to the side and rear.

Kildare Garth is a quiet cul-de-sac situated on the eastern outskirts of Kirkbymoorside and is within walking distance of the town centre and local amenities and recreational facilities it offers. **INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS PROPERTY.**



Guide Price £270,000

BoultonCooper

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Est. 1804

Kildare Garth | Kirkbymoorside, York



Accommodation Comprising

Entrance door

Leads to:

Reception Hallway

With doors leading to all rooms, coving to ceiling, central heating radiator, limestone flooring, double built in cupboard.

Utility Room

5'6" x 4'11" (1.68m x 1.50m)

With single drainer sink unit, rolled edge work surfaces with mixer tap over, plumbing for automatic washing machine, space for undercounter fridge/freezer. Wall mounted Ideal boiler, double glazed window, limestone flooring.

Kitchen

15'5" x 7'11" (4.70m x 2.41m)

Housing a range of good quality units comprising single drainer sink unit with mixer tap over set within quartz work

surfaces with quartz splash back, numerous wall and base units incorporating drawer compartments, display cabinets, built in slimline dishwasher and fridge.

Double glazed windows to the front and side elevations, limestone flooring and coving to ceiling.

Delightful Sitting Room

17'3" x 9'8" (5.26m x 2.95m)

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

Bedroom One

11'7" x 9'8" (3.53m x 2.95m)

Housing a range of fitted wardrobes with hanging space and shelving with t.v. point, coving to ceiling, central heating radiator, double glazed window to the rear elevation.



Bedroom Two

9'8" x 9'0" (2.95m x 2.74m)

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

Luxury Fitted Shower Room

Comprising double shower cubicle with Aqualisa shower and shower rose, vanity unit with mixer tap over and drawer below.

Tiling to flooring and walls, anti mist feature mirror with touch lighting, shaving point.

Double glazed window to the rear elevation, chrome heated towel rail, spot lighting.

Outside

The front garden is laid to lawn with a lovely southerly aspect.

The resin driveway leads to double gates which opening onto further

driveway with pathway to rear garden.

The rear garden is laid to lawn with fencing to the boundaries.

GARAGE

17'6" x 9' (5.33m x 2.74m)

Newly re-built detached GARAGE with up and over door light and power and a fibreglass roof.

New resin driveway with soakaway.

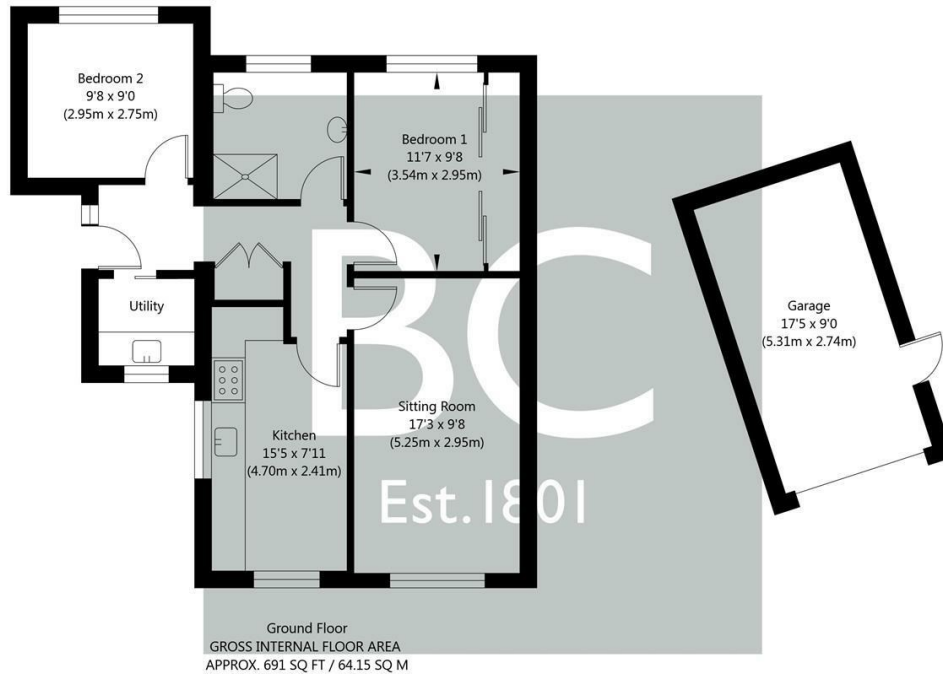
Services

Mains electricity, gas, water and drainage are connected.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 691 SQ FT / 64.15 SQ M - (Excluding Garage)
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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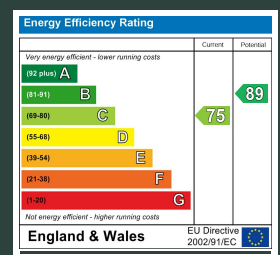
ENERGY PERFORMANCE RATING

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