



Drewan, Westfields | Kirkbymoorside, YO62 6AG

Situated just a short walk from the town centre this detached bungalow stands in a lovely position set back from the road and offers three bedroom accommodation.

The property comprises sitting room, kitchen, inner hallway with storage cupboards, three bedrooms and bathroom.

The property does require some general modernisation but offers an ideal opportunity to create a lovely family home. Kirkbymoorside is a traditional market town situated on the edge of the North York Moors and provides a good range of facilities including independent shops and businesses along side leisure facilities such as golf, bowls and tennis etc.



Guide Price £275,000

Drewan, Westfields | Kirkbymoorside.



Accommodation Comprises

Entrance Door

Leads to

Reception Hallway

With coving to ceiling, built in cupboard housing central heating boiler, and central heating radiator.

Sitting Room

10'11" x 16'10" (3.33m x 5.13m)

With fireplace having marble back and hearth, double doors into hallway, two double glazed windows to the front elevation and two centrally heated radiators.

Kitchen

8'3" x 11'3" (2.51m x 3.43m)

Single drainer sink unit set within rolled edge work surfaces, further wall and base units incorporating drawer compartments with tiled splash backs, built in oven with four ring hob, plumbing for automatic washing machine, plumbing for dishwasher, central heating radiator, double glazed window.

Bedroom One

9'11" x 11'4" (3.02m x 3.45m)

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



Bedroom Two

8'6" x 10'5" (2.59m x 3.18m)

Patio doors leading to outside and central heating radiator.

Bedroom Three

8' x 8'10" (2.44m x 2.69m)

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

Bathroom

Comprising panelled bath with shower unit over, wash hand basin with cupboards below, low flush w.c., two double glazed windows.

Outside

The front garden is mainly laid

to lawn with mature flower/shrubbery borders together with gravelled area. Driveway to the side leads to GARAGE, gate leads to rear garden with patio area, laid lawn, planting and hedgerows to the boundaries.

Services

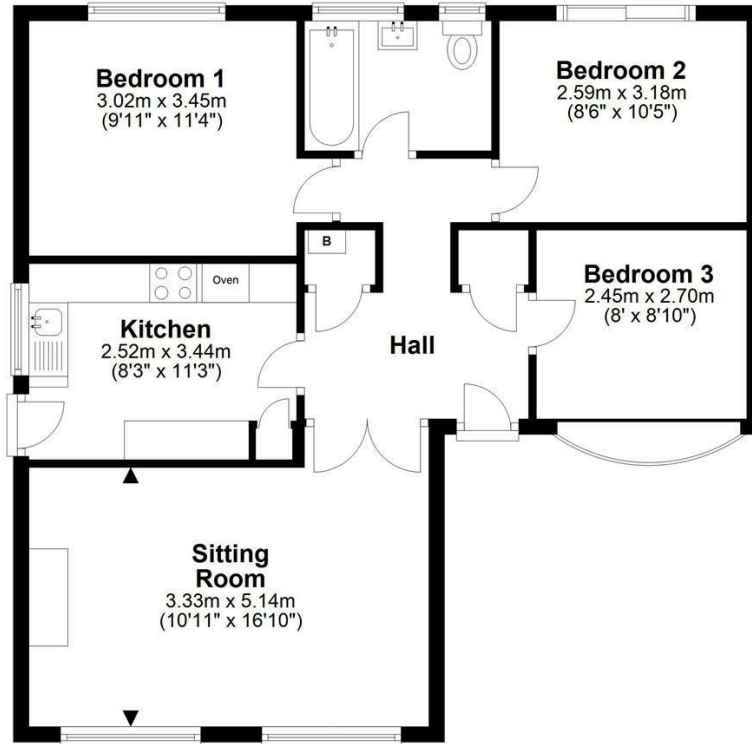
Mains gas, electricity, water and drainage.



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Ground Floor

Approx. 67.9 sq. metres (731.2 sq. feet)



Total area: approx. 67.9 sq. metres (731.2 sq. feet)

Drewan, Kirkbymoorside

VIEWING

Strictly By appointment with the agents.

COUNCIL TAX BAND

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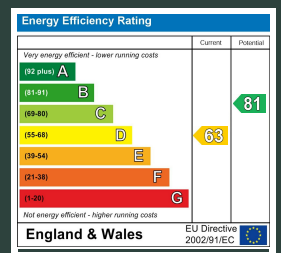
ENERGY PERFORMANCE RATING

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St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk



boultoncooper.co.uk



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