



2 Cedar Vale | Kirkbymoorside, YO62 6BU

A well presented semi detached bungalow situated in a quiet cul de sac location within this popular residential area of Kirkbymoorside and only a short walking distance to the town centre and amenities. The accommodation comprises; Entrance Lobby, Sitting room with dining area, well appointed fitted

kitchen, Inner hallway, two bedrooms and refitted shower room.

Open lawn front garden with long side driveway providing ample parking leads to detached garage. Side gate leads to a beautiful south facing rear garden. Internal viewing is highly recommended.



Guide Price £207,500

2 Cedar Vale | Kirkbymoorside,



Accommodation Comprises

Entrance door leads to:

Entrance Lobby

With built in cupboard housing central heating boiler.

Sitting Room

18'2" x 11'1" (5.54m x 3.38m)

Spacious sitting room with double glazed bay window to the front elevation, feature fireplace with electric fire, central heating radiator.

Kitchen

9'1" x 8'11" (2.77m x 2.72m)

Well appointed kitchen comprising single drainer sink

unit with mixer tap over set within rolled edge work surfaces, numerous wall and base units incorporating drawer compartments with tiled splash backs. Built in oven, four ring hob with extractor fan over, plumbing for automatic washing machine, central heating radiator, double glazed window to the side elevation and door to outside.

Master Bedroom

11' x 11'1" (3.35m x 3.38m)

With central heating radiator, double glazed window to the rear elevation overlooking the garden and door providing access to the garden.



Bedroom Two

7'8" x 8'11" (2.34m x 2.72m)

Double glazed window to the rear elevation and central heating radiator.

Shower Room

Double shower cubicle with shower unit, pedestal wash hand basin, low flush w.c., wall tiling, central heating radiator, double glazed window.

Outside

The front garden is mainly laid to lawn with flower/shrubbery borders, long driveway providing ample parking leads to DETACHED GARAGE with

up and over door, light and power and personal door to the side.

Attractive rear garden with patio area, pathway, laid lawn with flower/shrubbery borders. Fencing and hedgerow to the boundaries and offering a degree of privacy.

Services

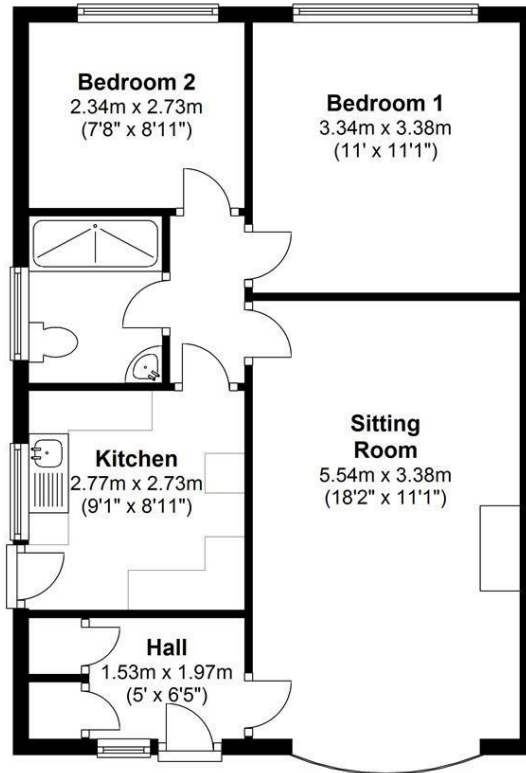
Mains gas, electricity, water and drainage are connected.



2 Cedar Vale | Kirkbymoorside,

Ground Floor

Approx. 57.5 sq. metres (618.8 sq. feet)



Total area: approx. 57.5 sq. metres (618.8 sq. feet)

2 Cedar Vale, Kirkbymoorside

VIEWING

Strictly By Appointment with the agents, Tel: 01751 472724

COUNCIL TAX BAND

C

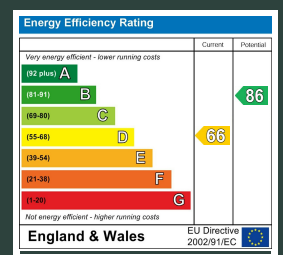
ENERGY PERFORMANCE RATING

D

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