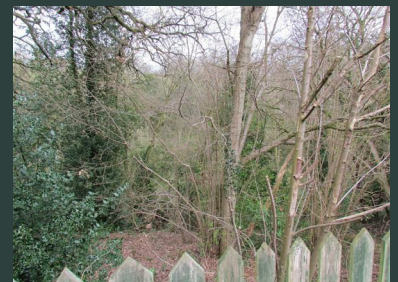




6 Amble Close | Kirkbymoorside, York, YO62 6HL

6 Amble Close is a well presented semi detached home being modernised to a high specification comprising; Reception hallway, cloakroom with w.c., spacious sitting room with log burner and doors opening into impressive and good sized sunroom, re-fitted kitchen and utility area, ground floor bedroom/study, first floor; Landing, three bedrooms, re-fitted bathroom, to the outside there is a low maintenance front garden, driveway leading to garage, large garden to the rear with patio area, laid lawn, raised beds overlooking woodland. INTERNAL VIEWING IS HIGHLY RECOMMENDED



Guide Price £265,000

6 Amble Close | Kirkbymoorside, York



ACCOMMODATION COMPRISES

Entrance Door

Leads to :

Reception Hallway

Cloakroom

With low flush w.c., wash hand basin, tiled splash backs with cupboard below.

Sitting Room

18'1" x 9'8" (5.51m x 2.95m)

With fireplace having wooden surround, stone hearth, log burner, central heating radiator, coving to ceiling, double glazed window to the front elevation, french doors opening onto Sunroom

Sun Room

20'11" x 8'9" (6.38m x 2.67m)

With laminate flooring, door to outside, two central heating radiators, double glazed windows to the rear elevation, two double glazed sky light windows, door to utility area.

Kitchen

7'7" x 6'10" (2.31m x 2.08m)

Housing a range of units comprising single drainer sink unit set within rolled edge work surfaces with mixer tap over, wall and base units incorporating drawer compartments, built in oven, four ring hob with an extractor fan over, central heating radiator, double glazed window, coving to ceiling.

Utility Area

6'10" x 6'6" (2.08m x 1.98m)

Housing a range of wall and base units, rolled edge work surfaces, tiled splash backs, plumbing for automatic washing machine, wall mounted boiler, door to sunroom.

Ground floor

Bedroom/Study/Dining Room

8'10" x 8'1" (2.69m x 2.46m)

Central heating radiator, double glazed window to the front elevation, coving to ceiling.

Stairs off Hallway lead to:



First Floor Landing

With central heating radiator, access to roof space with loft ladder, double glazed window to the rear elevation, cupboard housing SolarFlow unit.

Bedroom One

9'9" x 9'7" (2.97m x 2.92m)

With built-in cupboards, over stairs cupboard, central heating radiator, coving to ceiling, double glazed window to front elevation.

Bedroom Two

9'9" x 9'1" (2.97m x 2.77m)

With fitted wardrobes, central heating radiator, double glazed window to the front elevation.

Bedroom Three

6'9" x 6'6" (2.06m x 1.98m)

With wardrobe and cupboard above recess, double glazed window to the rear elevation, central heating radiator.

Bathroom

Comprising panelled bath with shower unit and shower attachment with mixer tap, pedestal wash hand basin, low flush w.c, chrome heated towel rail, double glazed window, spot lightening,

Outside

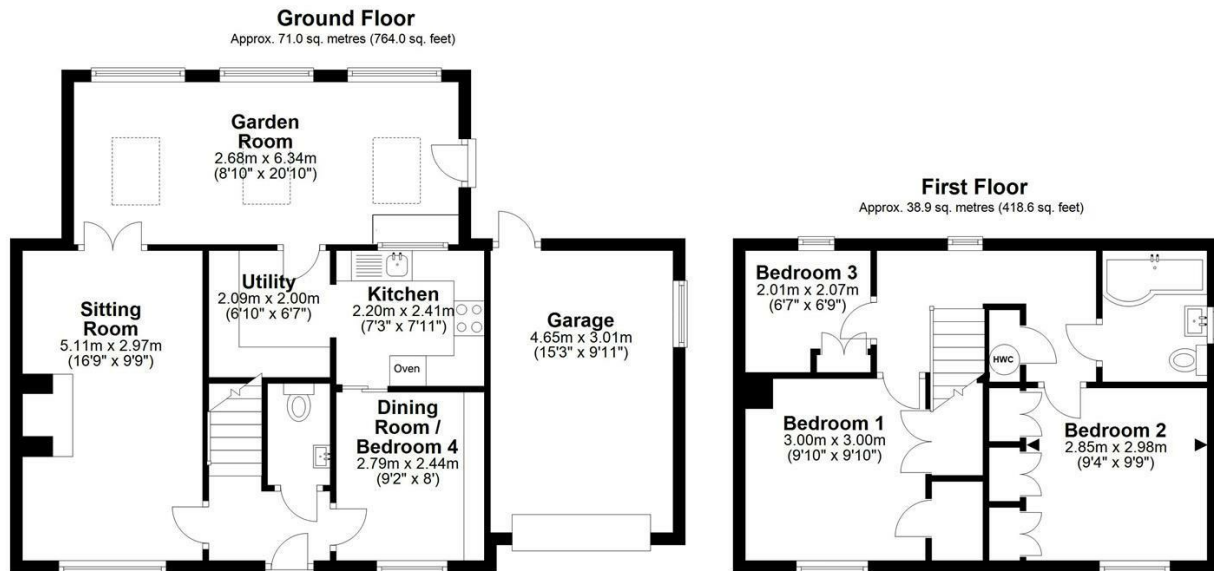
low maintenance front garden, driveway leads to GARAGE, gated side access leads to the enclosed rear garden with laid lawn, patio area,

Services

Mains electricity, gas, water and drainage are connected. Thermal panels at the property are owned



6 Amble Close | Kirkbymoorside, York



Total area: approx. 109.9 sq. metres (1182.6 sq. feet)
6 Amble Close, Kirkbymoorside

VIEWING

Strictly By Appointment with the agents.

COUNCIL TAX BAND

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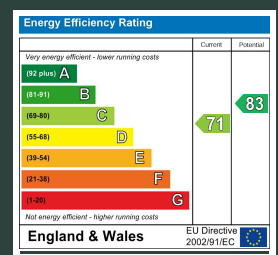
ENERGY PERFORMANCE RATING

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