



## 39 Feversham Drive | Kirkbymoorside, YO62 6DH

Situated in the popular market town of Kirkbymoorside this semi detached two bedroom property offers great potential for a first buy or anyone looking to downsize. Situated on a popular residential development and only a short distance from the market town and its amenities.

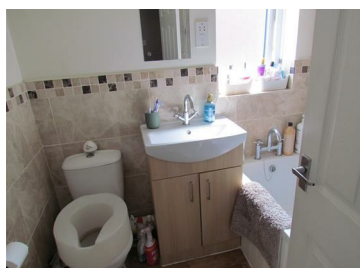
The accommodation offers entrance Lobby, open sitting room with dining area, fitted kitchen with door to enclosed rear garden. To the first floor there are two good sized bedrooms and family bathroom. Gardens to the front are open plan and mainly laid to lawn with long driveway to the side.

No onward chain.  
Viewing recommended.

**Guide Price £179,950**







## Accommodation Comprises

### Entrance Door

Leads to lobby.

### Entrance Lobby

With door leading to open plan sitting/dining area.

### Open Plan Sitting room with dining area

19'6" x 11'7" (5.94m x 3.53m)

With central heating radiator, coving to ceiling, understairs storage cupboard, double glazed window to the front and side elevations.

### Kitchen

7'8" x 11'7" (2.34m x 3.53m)

Fully fitted comprising single drainer sink unit with mixer tap over and set within work surfacing, further wall and base units incorporating drawer compartments with tiled splash backs, built in oven with four ring hob and extractor canopy over. Built in dishwasher, plumbing for automatic washing machine, central heating radiator, double glazed window to the rear elevation with tiled window sill. Door to outside.



## First Floor

### Landing

With access to roof space.

### Bedroom One

11'3" x 11'8" (3.43m x 3.56m)

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

### Bedroom Two

9'6" x 11'7" (2.90m x 3.53m)

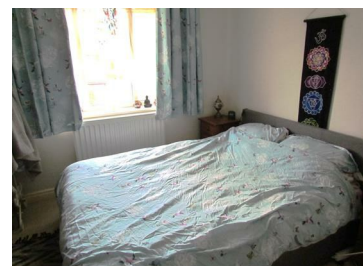
Double glazed window to the front elevation and central heating radiator.

### Outside

Garden to the front mainly laid to lawn with shrubbery borders. Long driveway to the side and gate leading to enclosed and good sized rear garden with paved area, laid lawn and flower/shrubbery borders and fencing to the boundaries.

### Services

Mains electricity, gas, water and drainage are connected.



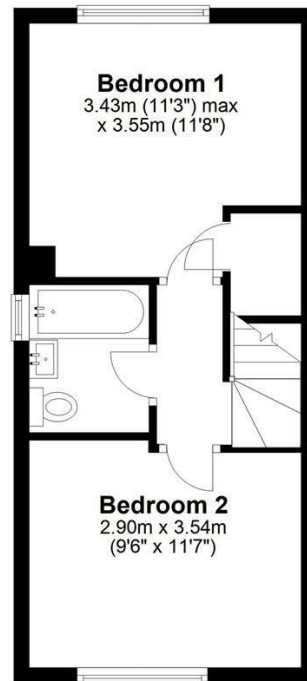


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**Ground Floor**  
Approx. 30.4 sq. metres (327.1 sq. feet)



**First Floor**  
Approx. 29.2 sq. metres (314.2 sq. feet)



Total area: approx. 59.6 sq. metres (641.3 sq. feet)  
**39 Feversham Drive, Kirkbymoorside**

## VIEWING

Strictly by appointment with the agents

## COUNCIL TAX BAND

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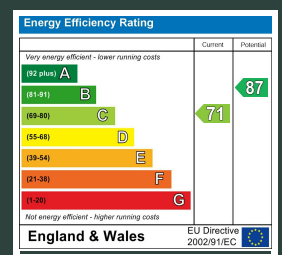
## ENERGY PERFORMANCE RATING

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**BC**  
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