



## 1 Ryedale Crescent | Kirkbymoorside, York, YO62 6EJ

A well presented and deceptively spacious semi-detached home together with gardens, driveway and garage situated in this pleasant cul-de-sac location. The accommodation which comprises sitting room and dining kitchen on the ground floor with three bedrooms and bathroom on the first floor enjoys the benefit of gas fired central heating and uPVC

double glazing throughout. Ryedale Crescent is situated to the north of the town centre but is within easy reach of the good local amenities and recreational facilities which the market town of Kirkbymoorside offers.



**Guide Price £225,000**

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## Accommodation comprises

### Entrance door leads to

#### Hallway

With stairs to first floor landing.

#### Sitting Room

17'5" x 11'11" (5.31m x 3.63m)

With fireplace comprising wooden surround, marble effect back and hearth, coal effect gas fire, display archways to either side of the fireplace, double glazed french doors leading to the rear garden, double glazed window to the front elevation, two central heating radiators, coving to ceiling,

#### Kitchen

17'5" x 13'7" (5.31m x 4.14m)

1 1/2 bowl stainless steel single drainer sink unit with mixer tap over

set within rolled edge work surfaces with tiled splash backs, extensive range of wall and base units incorporating drawer compartments, four ring gas hob with large extractor canopy over, built in oven and built in microwave, plumbing for dishwasher, space for undercounter fridge, useful understairs storage cupboard, two central heating radiators, coving to ceiling, spot lighting, double glazed windows to the front and rear elevations, door to outside.

### First Floor galleried landing

With double glazed window to the rear elevation, central heating radiator, access to roof space.

Cupboard housing Valliant wall mounted boiler with storage



### Master Bedroom

11'8" x 10'2" (3.56m x 3.10m)

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

### Bedroom Two

9'2" x 11'11" (2.79m x 3.63m)

With double glazed window to the front elevation, central heating radiator. Built in cupboard over stair void with radiator.

### Bedroom Three

8' x 8'11" (2.44m x 2.72m)

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

### Bathroom

Comprising panelled bath, shower unit over, pedestal wash hand basin, low flush w.c., partial wall tiling, chrome heated towel rail.

### Exterior

Pebbled area to the side and pathway, useful brick store with low flush w.c., light and power and plumbing for automatic washing machine, garden shed.

The rear garden is mainly laid to lawn with flower/shrubbery borders and various other trees and shrubs and fencing to the boundaries. The front garden is mainly laid to lawn with pathway leading to the front door.

Separate DETACHED BRICK BUILT GARAGE with pitched roof having electric door light and power, side access with garden gate that leads to the rear garden.

### Services

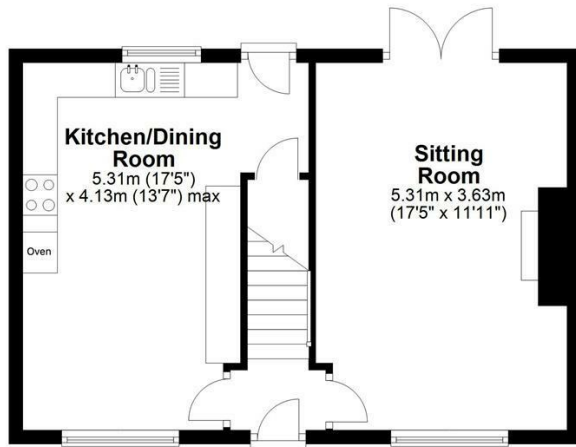
Mains electricity, gas, water and drainage are connected.



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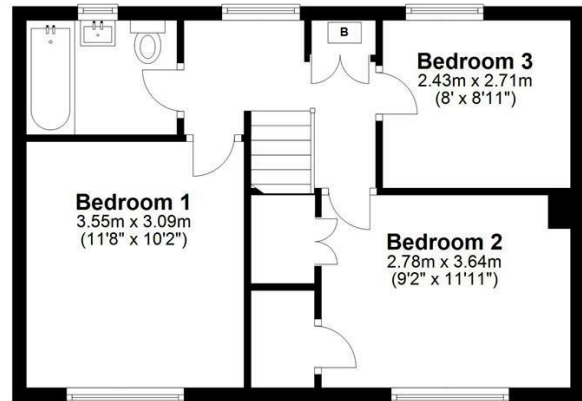
## Ground Floor

Approx. 41.7 sq. metres (449.2 sq. feet)



## First Floor

Approx. 41.7 sq. metres (449.2 sq. feet)



Total area: approx. 83.5 sq. metres (898.5 sq. feet)  
**1 Ryedale Crescent, Kirkbymoorside**

### VIEWING

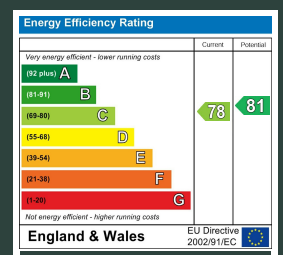
Strictly By Appointment with the agents

### COUNCIL TAX BAND

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### ENERGY PERFORMANCE RATING

C



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**BC**  
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