



7 New Road | Kirkbymoorside, YO62 6DY

A well proportioned detached bungalow situated on the south east of the market town of Kirkbymoorside where a wide range of facilities and leisure activities are available.

The property currently offers two bedroom accommodation and attached garage, a particular feature of this property is the extensive and beautiful well kept gardens on two levels backing onto open fields.

Accommodation comprises, entrance porch, reception hallway, spacious dual aspect sitting room to the front, fitted

kitchen to the rear with door leading to rear porch, two good sized bedrooms and shower room.

Outside there is a front garden with driveway leading to attached garage, two useful garden sheds, vegetable patch, attractive garden with laid lawn, flower/shrubbery borders and various other trees and shrubs.

The bungalow is being offered with NO UPWARD CHAIN.

Some modernisation is required and potential to extend subject to usual planning consent.



Guide Price £300,000

7 New Road, Kirkbymoorside.



Accommodation Comprises

Entrance Door

Leads to:

Entrance Porch

With door leading to:

Reception Hallway

Central heating radiator, access to roof via loft ladder which has two fully boarded attic rooms one of which has a window. (This area offers potential for a loft conversion subject to necessary approvals.)

Kitchen

11'9" x 9'8" (3.58m x 2.95m)

Housing a range of units comprising single drainer sink unit set within rolled edge work

surfaces, further wall and base unit incorporating drawer compartments with tiled splash backs, space for cooker and extractor fan over, two built in cupboards, window to the rear elevation, central heating radiator and door to rear porch.

Rear Porch

With door to outside, windows and plumbing for automatic washing machine.

Sitting Room

16'6" x 12'5" (5.03m x 3.78m)

With feature fireplace, coving to ceiling, triple glazed window to the front and side elevations, central heating radiator.



Bedroom One

15'7" x 11'9" (4.75m x 3.58m)

With wardrobes and cupboards above, dressing table, double glazed window to the rear elevation overlooking the garden, central heating radiator.

Bedroom Two

11'9" x 11'9" (3.58m x 3.58m)

With double glazed window to the rear elevation overlooking the garden, central heating radiator.

Shower Room

Comprising shower cubicle with shower unit, tiled walls, pedestal wash hand basin, window.

Separate W.C.

Low flush w.c. and double glazed window.

Outside

To the front the garden is laid to lawn with flower/shrubbery borders.

Driveway leads to GARAGE with up and over door.

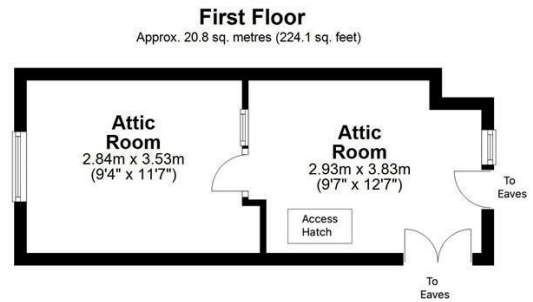
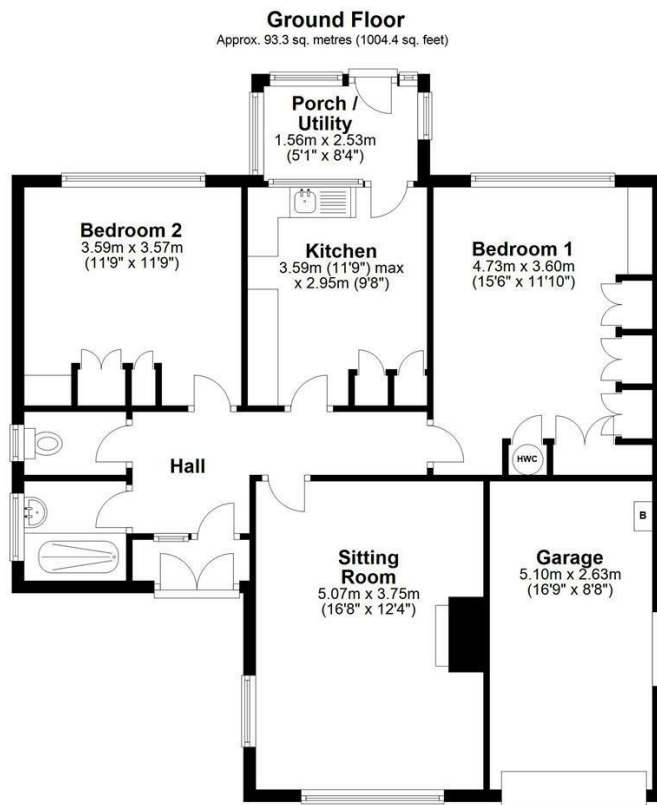
Good sized attractive rear garden with paved area, pathway, laid lawns with flower/shrubbery borders, various trees and shrubs and views over fields to the extreme rear.

Services

Mains gas, electricity, water and drainage are connected.



7 New Road | Kirkbymoorside.



Total area: approx. 114.1 sq. metres (1228.5 sq. feet)
7 New Road, Kirkbymoorside

VIEWING

Strictly By Appointment With The Agents, 01751 472724

COUNCIL TAX BAND

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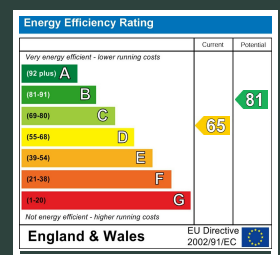
ENERGY PERFORMANCE RATING

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