



## 25 West Pasture | Kirkbymoorside. YO62 6BR

An attractive detached bungalow being immaculately presented throughout with beautiful gardens and situated in this highly sought after development on the western edge of the market town of Kirkbymoorside. The accommodation comprises; Reception hallway, sitting room, re-fitted kitchen, conservatory, master bedroom with fitted wardrobes, two further bedrooms, shower room. To the outside there is an open aspect front garden with driveway to the side capable of parking several cars which

leads to detached garage. The beautiful gardens to the rear is west facing providing plenty of natural light to the rear of the property.

Kirkbymoorside is an old market town providing plenty of local shops, amenities and sporting facilities and situated on the edge of the North York Moors National Park.

**INTERNAL VIEWING HIGHLY RECOMMENDED**



**Guide Price £300,000**

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## Accommodation Comprises

### Entrance Door

Leads to reception hallway.

### Reception Hallway

With laminate flooring, built in storage/cloaks cupboard, further cupboard housing recently re-fitted Worcester boiler, central heating radiator, coving to ceiling, double doors lead through to sitting room and doors to all other rooms lead from the hallway.

### Sitting Room

With feature fireplace having wooden surround and marble effect back and hearth with electric fire. Two double glazed bay windows to the front elevation, two central heating radiators, coving to ceiling.

### Re-fitted Kitchen

Comprising single drainer sink unit with mixer tap over, work surfacing, wall and base units, drawer compartments, splash backs, built in oven, separate electric induction hob with extractor canopy over, double glazed window to the side elevation, coving to ceiling, central heating radiator. External door to the outside.

### Conservatory

Having a brick built base with double glazed windows, tiled flooring, door to outside.

### Master Bedroom

With fitted wardrobes, double glazed window to the rear elevation overlooking the attractive gardens, central heating radiator.



### Bedroom Two/Dining Room

With laminate flooring, central heating radiator, coving to ceiling, double doors lead into Conservatory.

### Bedroom Three

With fitted wardrobes, double glazed bay window to the front elevation and coving to ceiling.

### Shower Room

Shower room with low flush w.c., wash hand basin, shower cubicle with shower unit, wall tiling, double glazed windows to rear elevation and central heating radiator.

### Outside

Open plan front garden of good size with laid lawn and attractive flower/shrubbery borders and various other trees and shrubs. To

the side of the property the long driveway leads to a DETACHED GARAGE with up and over door, light and power together with plumbing for automatic washing machine.

Beautiful west facing rear garden providing a sun trap patio area, laid lawn and well stocked attractive flowers and shrubbery borders together with various other trees and shrubs. Fencing to the boundaries.

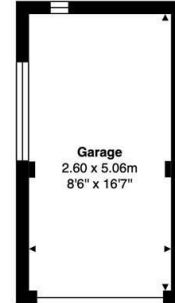
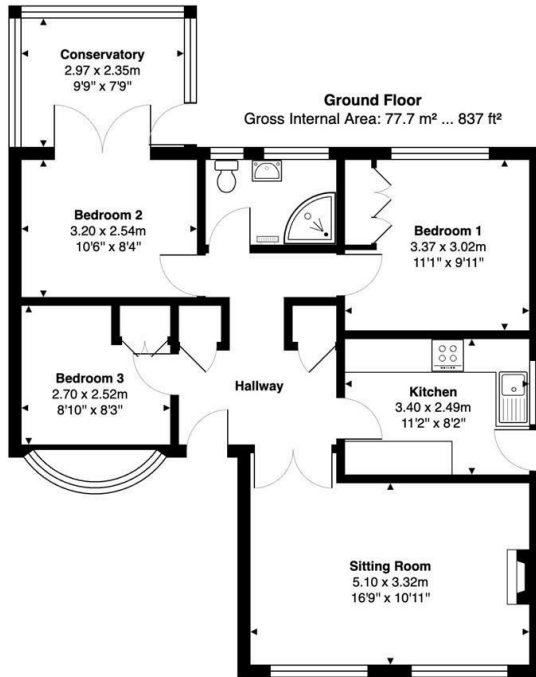
### Services

Main gas, electricity, water and drainage are connected.



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25 West Pasture, Kirkbymoorside, YO62 6BR



Gross Internal Area: 13.2 m<sup>2</sup> ... 142 ft<sup>2</sup>



Gross Internal Area: 90.9 m<sup>2</sup> ... 978 ft<sup>2</sup>

All measurements are approximated for display purposes only and should be independently verified.  
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## VIEWING

By appointment with the Agents, Pickering Office. Tel: 01751 472724

## COUNCIL TAX BAND

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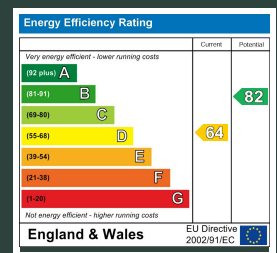
## ENERGY PERFORMANCE RATING

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**BC**  
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