



45 West Pasture | Kirkbymoorside YO62 6BR

45 West Pasture is a well presented stone built detached bungalow occupying a corner position set within this well sought after and regarded residential area situated to the west of Kirkbymoorside town centre. The accommodation comprises entrance hallway, sitting room, conservatory, kitchen, dining room/third bedroom, two further

bedrooms and wetroom. Externally there are attractive gardens, good driveway parking and garage. Kirkbymoorside is an attractive market town offering a good range of local amenities and recreational facilities. The bungalow is being offered with no upward chain.



Guide Price £325,000

45 West Pasture | Kirkbymoorside



ENTRANCE DOOR LEADS TO:

HALLWAY

With built in cupboard, plate rack, airing cupboard with hot water cylinder, and double doors opening into:

SITTING ROOM

16'9" x 12'8" (5.11m x 3.86m)

With two double glazed window to front elevation, two radiators, ceiling coving and wood fireplace with electric fire.

KITCHEN

11'2" x 8'1" (3.40m x 2.46m)

With wall and floor units comprising 1 1/2 bowl sink unit set in roll edge worktops and tiled splash-backs. Built in oven and four ring hob with extractor hood over. Side double glazed window, Worcester gas fired central heating boiler in cupboard. Plumbing for automatic

washing machine and central heating radiator.

DINING ROOM/THIRD BEDROOM

10'4" x 8'8" (3.15m x 2.64m)

With central heating radiator, coving to ceiling and patio doors leading to:

CONSERVATORY

12'11" x 10'10" (3.94m x 3.30m)

With stone built base and double glazed windows and doors; pitched roof and wall mounted heater. Fitted and fixed sun blinds to ceiling and side windows.

BEDROOM ONE

11'3" x 10'0" (3.43m x 3.05m)

A good size double bedroom with wardrobes and cupboards over bed recess, radiator and double glazed window to the rear.



BEDROOM TWO

8'10" x 8'4" (2.69m x 2.54m)

Currently used as a study, with built in wardrobes and drawer unit, double glazed window to the front elevation and central heating radiator.

WETROOM

Recently re-fitted with shower unit, low flush w.c., and wash hand basin; tiled wall areas, non slip flooring, radiator and two double glazed windows.

OUTSIDE

A long tarmac driveway providing parking and leading to:

GARAGE

With light and power; shelving. Window to rear, and garden shed.

There is an attractive frontage to the property with a lawn garden together with attractive flower and shrub borders with additional trees. The garden to the rear is west facing with a lovely sunny aspect, the lawn areas are again complimented by the attractive flower beds and borders, magnolia and plum tree. there is also a paved patio area and pathways leading to GREENHOUSE AND GARDEN SHED which has light and power. WITH A FURTHER GARDEN SHED AND POTTING SHED BEYOND .

SERVICES

Mains gas, electricity, water and drainage.

Gas fired central heating.



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Ground Floor
Approx. 78.2 sq. metres (841.8 sq. feet)



Total area: approx. 78.2 sq. metres (841.8 sq. feet)
45 West Pasture, Kirkbymoorside

VIEWING

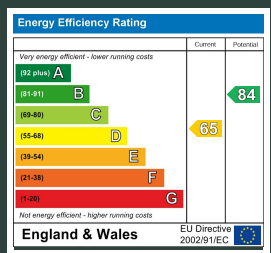
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COUNCIL TAX BAND

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ENERGY PERFORMANCE RATING

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St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk

boultoncooper.co.uk



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