



Church View, Kirby Hill

Guide Price £230,000

*** NO FORWARD CHAIN ***

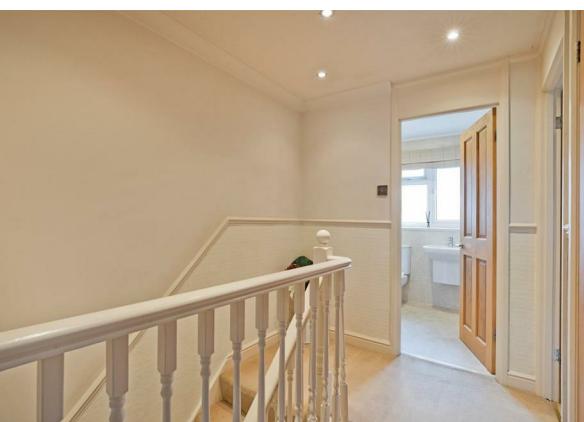
A spacious mid terrace property in this popular village location benefiting from a modern fitted kitchen, fully tiled bathroom and three well-proportioned bedrooms. The property is crucially available for sale with no onward chain and vacant possession.



Accommodation

The property is accessed via a double glazed UPVC door into the entrance hall which benefits from a useful understairs storage cupboard.

The sitting room is located towards the front of the property and has a large UPVC window to the front elevation, allowing plenty of natural light into the room. Positioned centrally is an electric fireplace with marble hearth and timber surround which acts the focal point of the room.



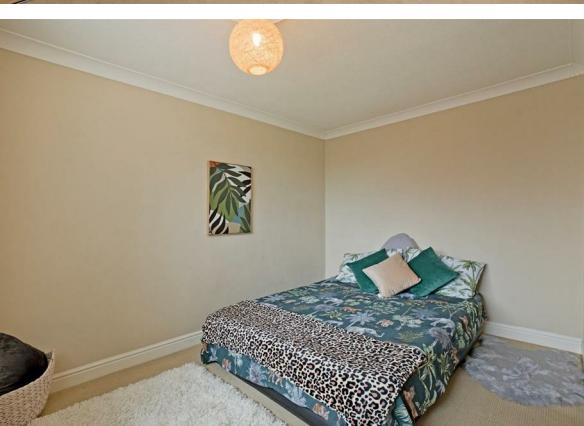
The dining kitchen is open plan and modern in design and is located towards the rear of the property. The kitchen area has a combination of base and wall storage units with timber effect laminate preparation surfaces which incorporate a stainless steel sink with drying area. There is an integrated Lamona electric oven, four point gas hob and fridge/freezer as well as an automatic washing machine which will be included in the sale.

French doors from the dining kitchen lead into the conservatory which enjoys pleasant views of the rear garden and has double doors leading out to it.



Stairs from the entrance hall lead up to the first floor landing which gives access to 3 well proportioned bedrooms and the house bathroom. There is also a convenient storage cupboard and a loft hatch with pull down ladder into a partially boarded loft which includes both power & light, and houses the gas fired combination boiler.

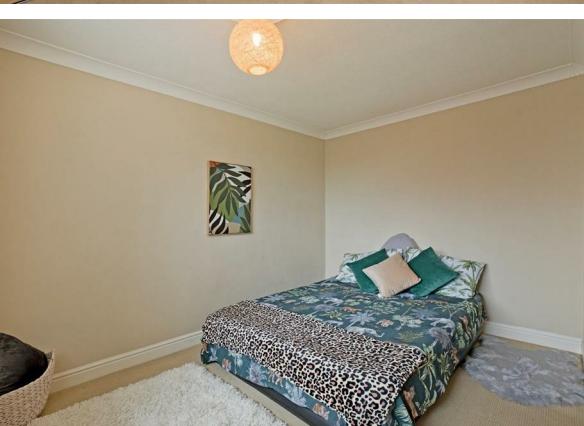
Bedrooms one and two are both double in size with bedroom one benefiting from large fitted wardrobes with sliding doors. Bedroom two enjoys pleasant views across the fields beyond. Bedroom three is a large single with fitted bed frame and storage units.



The house bathroom is fully tiled and comprises a three-piece suite including bathtub with showerhead over, wash hand basin with mixer tap and low flush WC. There is also a wall mounted heated towel rail.

To The Outside

To the outside, the property has a stone paved rear garden which is fully enclosed and has external water taps. There are also well kept raised beds and a brick built store with power connected. To the rear boundary is a timber gate leading out towards the car park.



The front garden has been well maintained and is predominantly laid to lawn with mature flower beds and shrubbery.

There is allocated parking to the rear of the property as well as on street parking to the front.

The property is available for sale with no forward chain and we would strongly recommend an internal inspection.

Energy Efficiency

The property's current energy rating is C (70) and has the potential to be improved to an EPC rating of B (87).

Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

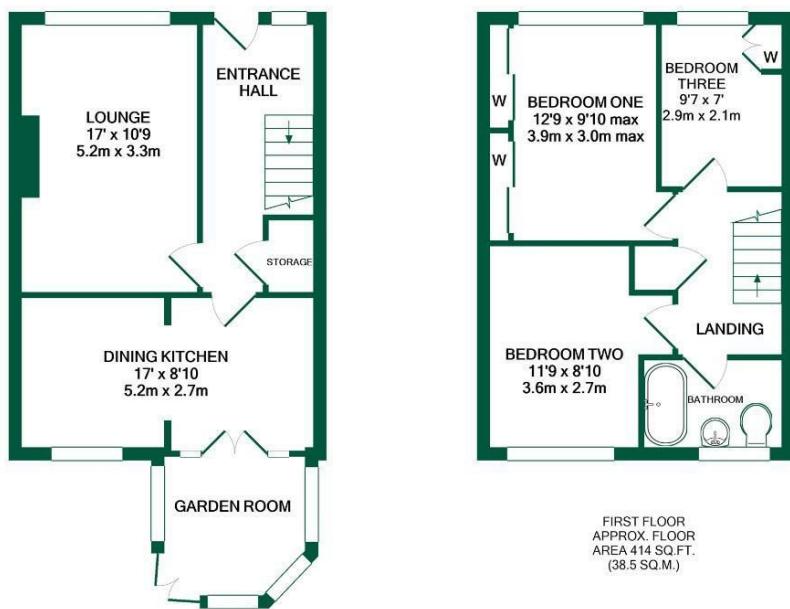
Broadband Coverage: Up to 76* Mbps download speed

Council Tax: B - North Yorkshire Council

Current Planning Permission: No current valid planning permissions



*Download speeds vary by broadband providers so please check with them before purchasing.



GROUND FLOOR APPROX. FLOOR AREA 512 SQ.FT. (47.6 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING STORE 886 SQ.FT. (82.4 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Map data ©2025

Stephensons

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Knaresborough	01423 867700
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York Auction Centre	01904 489731
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