

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

### Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto:enquiries@willowgreenestateagents.co.uk)  
6-8 Market St, Malton, North Yorkshire YO17 7LY  
Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

# WILLOWGREEN

ESTATE AGENTS



## 8, Cedar Vale, Kirkbymoorside, York, North Yorkshire, YO62 6BU

### Guide price £250,000

8 Cedar Vale is a spacious three bedroom detached bungalow with garage and driveway parking tucked away on this quiet cul de sac location. Wonderfully presented throughout, this home has a low maintenance South facing garden to rear aspect.

In brief the property comprises; entrance porch, entrance hallway, living room with bay window, log burner, dining area, separate kitchen, bathroom with separate WC, and three bedrooms. Outside the property is lawned with front and south facing rear garden, small patio area, garden shed and driveway.

Kirkbymoorside has a good range of local amenities including doctors and dentists surgeries. The renowned North York Moors National Park is only a short drive away as is the Great Dalby Forest. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable. The neighbouring market towns include Helmsley, Pickering and Malton. The town is on the Scarborough to Helmsley bus route.

EPC Rating D





ENTRANCE PORCH

ENTRANCE HALLWAY

Power points, radiator.

LIVING ROOM/DINING ROOM

15'8" x 21'1" (4.79 x 6.45)

Bay windows to front and window to rear aspect, wood burning stove with tiled splash, power points, TV point, radiator.

KITCHEN

11'0" x 7'10" (3.37 x 2.39)

Window and door to rear aspect, range of kitchen wall and base units with roll top work surfaces, stainless steel sink with mixer taps, space for cooker with extractor over, space for fridge/freezer, plumbing for washer, power points, radiator.

BEDROOM ONE

10'11" x 13'1" (3.33 x 4.01)

Windows to front aspect, power points, radiator.

BEDROOM TWO

10'5" x 9'3" (3.19 x 2.82)

Window to rear aspect, fitted wardobes, power points, radiator.

BEDROOM THREE

7'1" x 9'1" (2.17 x 2.78)

Window to front aspect, power points, radiator.

BATHROOM

Window to rear aspect, fully tiled panel enclosed bath with overhead shower, and mixer taps, hand wash basin with pedestal, heated towel rail, shaver point.

WC

Window to rear aspect, low flush WC.

OUTSIDE

Laid to lawn, easily maintained front and south facing rear garden, small patio area, garden shed and driveway.

SERVICES

Gas central heating and mains drainage.

COUNCIL TAX BAND D

GARAGE

PARKING

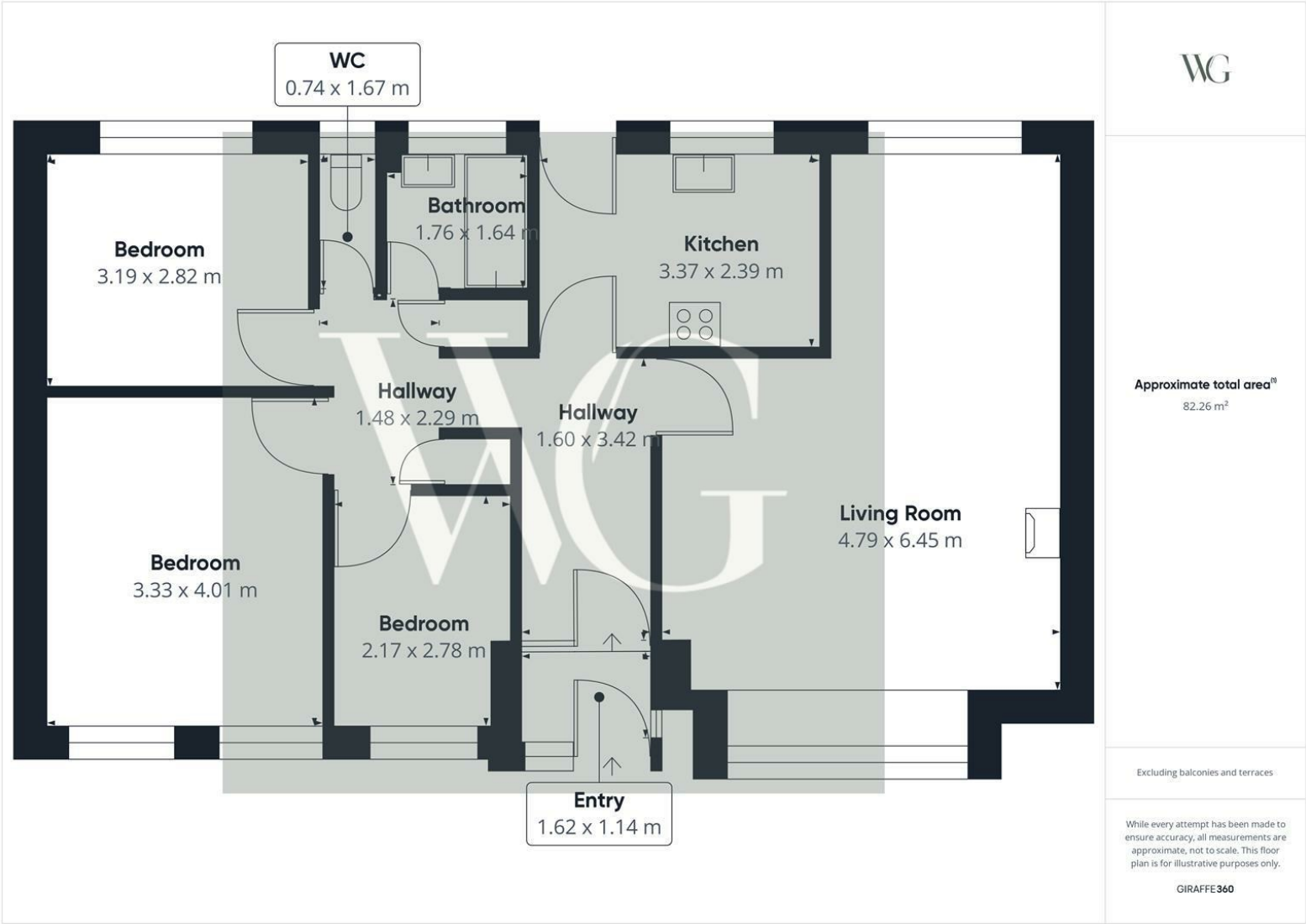
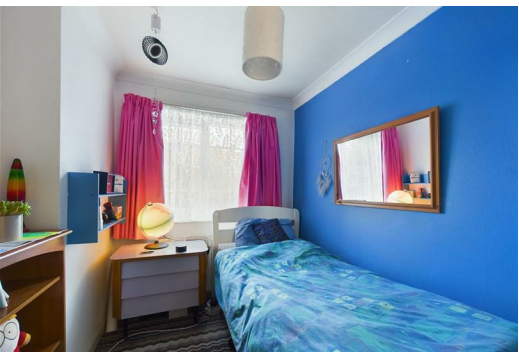
Driveway parking.

ADDITIONAL NOTES

Vendors notes;

Planning approval for an extension was given on 10/08/2023 and is valid for three years. It consists of a front extension of 1.5m to the two bedrooms and the porch area. Also a rear extension of 4m to the living room to create a sun room.

We also have had drawn up detailed plans, to builders specifications, for a full rear extension to the property of 3m.



WG

Approximate total area<sup>®</sup>  
82.26 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360