

MEADOW CROFT, OLD ROAD KIRKBYMOORSIDE



**A substantial detached bungalow in need of renovation,
set in large, well-established grounds of 1/3 of an acre, garage and parking.**

1,174 square feet of accommodation

Hallway – Study – Kitchen – Utility – Cloakroom – Living Room Conservatory

Three bedrooms – Bathroom

Garage and off-street parking

Mature garden and grounds of 1/3 of an acre

NO ONWARD CHAIN

GUIDE PRICE £379,950

**A spacious detached bungalow with huge potential or improvement,
set in a large plot of 1/3 of acre and situated in a quiet, well established residential area on
the eastern fringes of Kirkbymoorside.**

Meadow Croft comprises a brick build, single storey property set in an expansive and mature plot which is within easy reach to the centre of the town. The property is in need of refurbishment and renovation throughout, but offers great potential to create a comfortable home, within a lovely plot in a well-regarded location. One of the primary attractions of the property is the size of the plot, which offers the potential to extend the current accommodation into, subject to all necessary planning consents and permissions.

The accommodation briefly comprises, entrance hall, large dining kitchen, rear hall with utility room and cloakroom. Study and a large rear facing living room. Up to three double bedrooms and the main bathroom. Meadowcroft is set well back from Old Road, with a private driveway, single garage and mature gardens to the front rear and side.



Kirkbymoorside is a thriving market town with a wide range of amenities, including primary school, surgery, library and a variety of independent shops. Convenient also for the surrounding countryside; the neighbouring North York Moors National Park to the north and the Heritage Coastline to the east.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Front door. Window. Coving. Picture rail. Electric night storage heater

STUDY

1.47 m (4'8") x 1.28 m (4'1")
Decorative stained-glass window

KITCHEN

4.40 m (14'5") x 3.45 m (11'4")
Kitchen cabinets incorporating sink. Tiled splashbacks. Electric cooker point. Tiled floor. Windows to the front and side.



REAR HALL

2.26 m x 1.00 m
Back door.

UTILITY ROOM

2.30 m (7'7") x 2.28 m (7'8")
Window. Fitted units.



CLOAKROOM

1.60 m (5'3") x 1.40 m (4'7")
Low flush WC. Wash hand basin. Electric night storage heater. Tiled floor and partially tiled walls.

COAL HOUSE

1.60 m (5'3") x 1.00 m (3'2")

LIVING ROOM

5.67 m (18'7") x 4.50 m (15'0")
Casement window to the rear. Multi fuel stove set within a brick chimney. Television point. pair of electric night storage heaters. Picture rail.



BEDROOM ONE

3.30 m (10'10") x 3.00 m (9'10")

Window to the front. Wardrobes. Electric night storage heater.



SIDE HALL

Coving. Loft inspection hatch.

BEDROOM TWO

3.91 m (12'10") x 2.97 m (9'9")

Two windows to the front. Wardrobes. Electric night storage heater. Picture rail.



BEDROOM THREE

3.93 m (12'11") x 2.84 m (9'4")

Range of fitted wardrobes and bedroom furniture. Casement window to the rear. Picture rail.



BATHROOM

2.90 m (9'6") x 2.76 m (9'1")

Bath. Separate shower cubicle. Low flush WC. Pedestal wash hand basin. Fully tiled walls. Casement window to the rear. Extractor fan. Electric wall heater. Electric light and shaver point. Electric night storage heater.



OUTSIDE

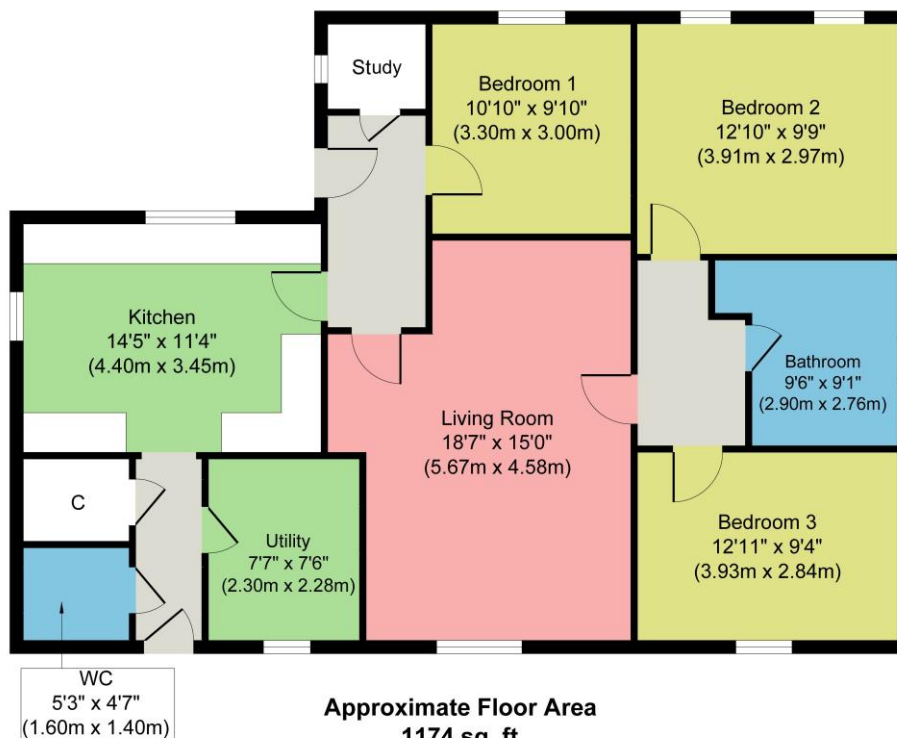
ATTACHED SINGLE GARAGE
5.00 m (16'4") x 3.00 m (9'8")
Up and over door.

GARDEN

Meadow Croft stands well back from Old Road and there is a good level of private off-street parking upon the driveway to the side and within the single garage.

The grounds surround the property to all sides with the vast majority lying to the rear. In all amounting to over one third of an acre, the garden in the past has been a productive market garden and there is ample potential to reinstate vegetable beds and the soft fruit garden, ideal for any buyers keen for 'The Good Life'. Within the rear garden area number of useful timber storage sheds and buildings. There is an outside water supply.





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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Copyright V360 Ltd 2025 | www.houseviz.com

GENERAL INFORMATION

Service: Mains water, drainage, gas and electric.
 Council Tax: Band E
 Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
 Planning: North Yorkshire County Council. Ryedale House, Malton, YO17 7HH. Tel: 01653 600666
 Viewing: Strictly by appointment with the Agent's Pickering office.
 Post Code: YO62 6LT
 EPC: Current E/54 Potential C/73

ADDITIONAL INFORMATION

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

C025 Printed by Ravensworth 01670 713330