

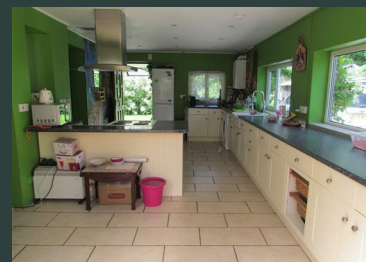


## Heathfield, Ings Lane | Kirkbymoorside, YO62 6DN

An individual and substantial bay fronted detached family home in need of modernisation occupying a good sized plot comprising; Reception hall way, living room, sitting room, dining room, breakfast kitchen opening into the Conservatory, utility room and storage room. First floor; master bedroom with en-suite, guest bedroom with en-suite, two further bedrooms. Second floor

comprising; bedrooms five and six, additional storage area and under eaves storage.

Gardens to the front side and rear incorporating various outbuildings.



**Guide Price £425,000**

# Heathfield, Ings Lane | Kirkbymoorside



## Accommodation Comprising

### Reception Hallway

With coving to ceiling, picture rail, under stairs storage cupboard, stairs to first floor landing, stained glass window, arch way and laminate flooring.

### Kitchen

20'10" x 11'3" (6.35m x 3.43m)

Housing a range of base units, belfast sink with mixer taps over, rolled edge work surfaces, wall mounted boiler, tiled flooring, plumbing for automatic washing machine, double glazed windows and door to outside.

### Conservatory

18'5" x 20'8" max (5.61m x 6.30m max)

With tiled flooring, central heating radiator, double glazed windows.

### Living Room

17'4" plus bay x 13'11" (5.28m plus bay x 4.24m)

With bay window, window to the rear, feature fireplace, with open fire, plate rack, coving to ceiling, central heating radiator.

### Sitting Room

15'9" plus bay x 15'11" (4.80m plus bay x 4.85m)

With marble effect fireplace, open dog grate, marble effect hearth, bay window, two central heating radiators, picture rail, coving to ceiling.

### Dining Room

17' max x 12'4" (5.18m max x 3.76m)

With window, central heating radiator.

### Utility Room

6'3" x 8'4" (1.91m x 2.54m)

Single drainer sink unit.

### Store Room

5'4" x 8'4" (1.63m x 2.54m)

With tiled flooring and double glazed window.

### First Floor

With landing and archway, picture rail, stairs to second floor landing.

### Bedroom One

13'11 x 7'4" max (4.24m x 2.24m max)

With windows, fireplace, central heating radiator.

### En Suite

Comprising shower cubicle with shower unit, pedestal wash hand basin, low flush w.c., central heating radiator.

### Bedroom Two

12'6" x 15'9" max (3.81m x 4.80m max)

Two windows, central heating radiator, wash hand basin.





### En Suite

Comprising shower cubicle with shower unit, low flush w.c.,

### Bedroom Three

7'9" x 13'11" max (2.36m x 4.24m max)

Wash hand basin, window, central heating radiator and door onto Balcony.

### Bedroom Four

11' x 12'3" (3.35m x 3.73m)

With window and central heating radiator, wash hand basin.

### Cloakroom

With low flush w.c., wash hand basin, built in cupboard.

### Bathroom

Comprising corner bath, shower cubicle with shower unit, pedestal wash hand basin, low flush w.c., central heating radiator and wall tiling.

### Second Floor

Landing

### Bedroom Five

15'10" x 16'1" (4.83m x 4.90m)

Two windows, central heating radiator.

### Bedroom Six

10'3" max x 12'4" (3.12m max x 3.76m)

With window and radiator.

### Store Room

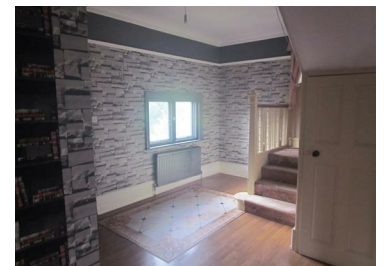
With door leading to under eaves storage.

### Outside

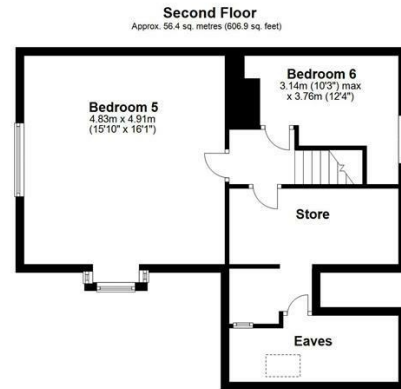
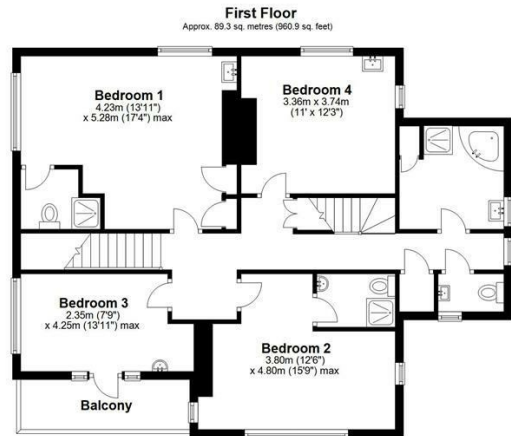
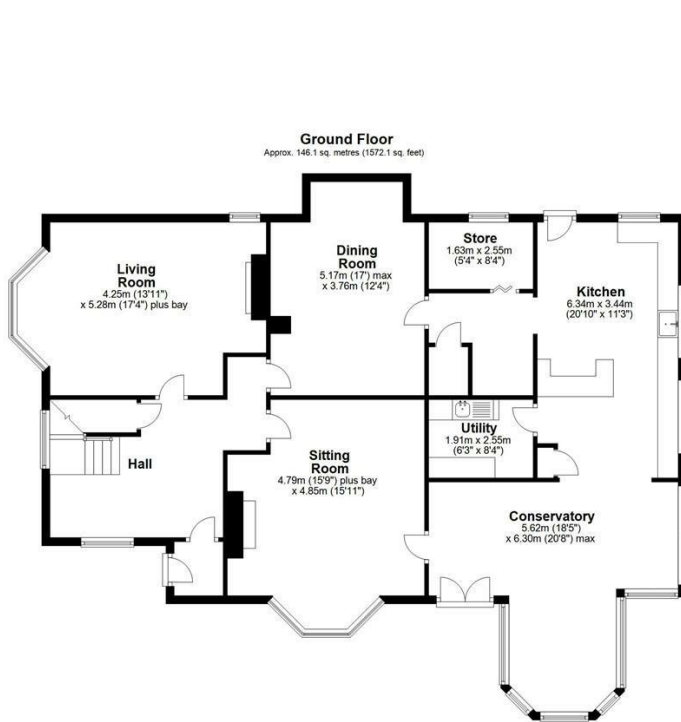
Established gardens to the front, side and rear incorporating laid lawns and various trees and shrubs, driveway and various outbuildings.

### Services

Mains, gas, electricity, water and drainage are connected.



# Heathfield, Ings Lane | Kirkbymoorside.



Total area: approx. 291.7 sq. metres (3139.8 sq. feet)  
Heathfield, Kirkbymoorside

## VIEWING

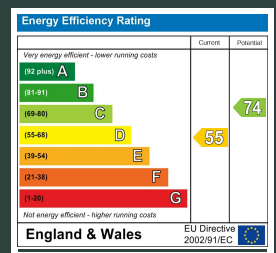
Strictly By Appointment with the agents.

## COUNCIL TAX BAND

E

## ENERGY PERFORMANCE RATING

D



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

t: 01751 472724

e: pickering@boultoncooper.co.uk

[boultoncooper.co.uk](http://boultoncooper.co.uk)



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract, (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

**BC**  
Est. 1801