



## 8 Keld Head Road | Kirkbymoorside, YO62 6EN

Situated in the popular town location of Kirkbymoorside this semi detached bungalow offers good accommodation with south facing gardens to the rear. The accommodation comprises, Entrance hall, kitchen, good sized sitting room with ample space for dining area, recently re-fitted bathroom, double bedroom, further bedroom with door to

conservatory. Lawned area to the front of the property with driveway and garage. South facing rear gardens with a lovely sunny aspect. Kirkbymoorside is a market town situated on the edge of the North York Moors where a range of shopping and recreational facilities are available.



**Guide Price £170,000**



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## Accommodation Comprises

### Entrance Door

Leads to:

### Reception Hallway

With built in cupboard, laminate flooring.

### Kitchen

Comprising single drainer sink unit set within rolled edge work surfaces, further wall and base units incorporating drawer compartments with tiled splash backs, built in oven, four ring gas hob, extractor fan, plumbing for automatic washing machine, double glazed window to the side elevation, central heating radiator.

### Sitting Room

With electric log effect burner, central heating radiator, coving to ceiling, double glazed window to the front elevation.

### Inner Hallway

With built in cupboard, access to loft space.







### **Bedroom One**

With double glazed window to the rear elevation and central heating radiator.

### **Bedroom Two**

With door to lean to conservatory, central heating radiator.

### **Conservatory**

With two doors to outside.

### **Bathroom**

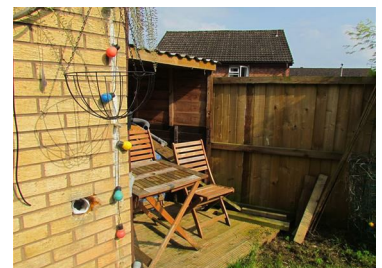
With panelled bath with shower unit over, pedestal wash hand basin, low flush w.c., chrome heated towel rail, double glazed window.

### **Outside**

Attractive front garden with laid lawn and flower/shrubbery borders, driveway leads to GARAGE with light and power. The gardens to the rear face south having a lovely sunny aspect and is enclosed with laid lawn, patio area, GARDEN SHED and fencing to the boundaries.

### **Services**

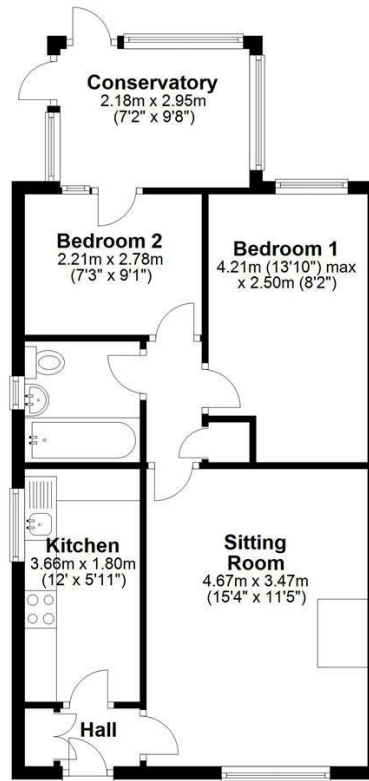
Mains electricity, gas, water and drainage are connected.



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## Ground Floor

Approx. 55.0 sq. metres (592.4 sq. feet)



Total area: approx. 55.0 sq. metres (592.4 sq. feet)  
8 Keld Head Road, Kirkbymoorside

### VIEWING

Strictly By Appointment with the agents.

### COUNCIL TAX BAND

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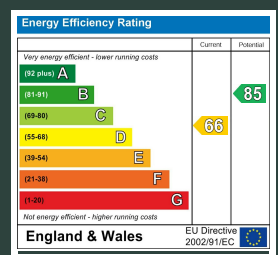
### ENERGY PERFORMANCE RATING

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**BC**  
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