



14 Poplar Avenue | Kirkbymoorside YO62 6ES

Situated on a popular residential development in Kirkbymoorside this detached bungalow enjoys an elevated position with good sized accommodation together with garage and garden with decking area.

Accommodation comprises, Entrance hall, sitting room, dining area, kitchen, three bedrooms and bathroom. Attached garage

with personal door to the rear garden, raised decking area with steps to lawn area.

Kirkbymoorside is market town situated on the edge of the North York Moors offering a selection of individual shops and facilities together with leisure activities including golf course, bowls and tennis.



Guide Price £270,000

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Accommodation Comprises

Entrance Door

With passage way door leading to the rear, door to sitting room.

Sitting Room

With double glazed bay window to the front elevation with south facing views, central heating radiator. double glazed window to the side elevation, coving to ceiling,

Dining Area

Coving to ceiling, central heating radiator, double glazed window to the side elevation, built in cupboard housing boiler.

Kitchen

Comprising 1 1/2 bowl drainer sink unit set within rolled edge work surfaces, tiled splash backs and window sill. Further wall and base units incorporating drawer compartments, built in oven with four ring hob and extractor canopy over, plumbing for automatic washing machine, double glazed window to the front elevation with superb views, door to outside, coving to ceiling, central heating radiator, space for undercounter fridge and freezer.

Inner Hallway

With central heating radiator, built in cupboard, access to roof space, coving to ceiling.



Master Bedroom

With fitted wardrobes, drawer compartment, double glazed window to the rear elevation overlooking the garden, central heating radiator.

Bedroom Two

Double glazed window to the side elevation, central heating radiator and coving to ceiling.

Bedroom Three

Double glazed window to the rear elevation, central heating radiator, built in wardrobes, coving to ceiling.

Bathroom

Comprising panelled bath with tiled panel, shower cubicle with shower unit, vanity unit with inset wash hand basin with cupboards below and mixer tap over, low flush w.c., wall tiling, double glazed windows to the side elevation, chrome heated towel rail, spot lighting.

Outside

To the rear there is a large decked area leading to patio area with laid lawn, raised beds, flower/shrubbery borders and fencing to the boundaries. Lawn area to the front, driveway leads to GARAGE.

Services

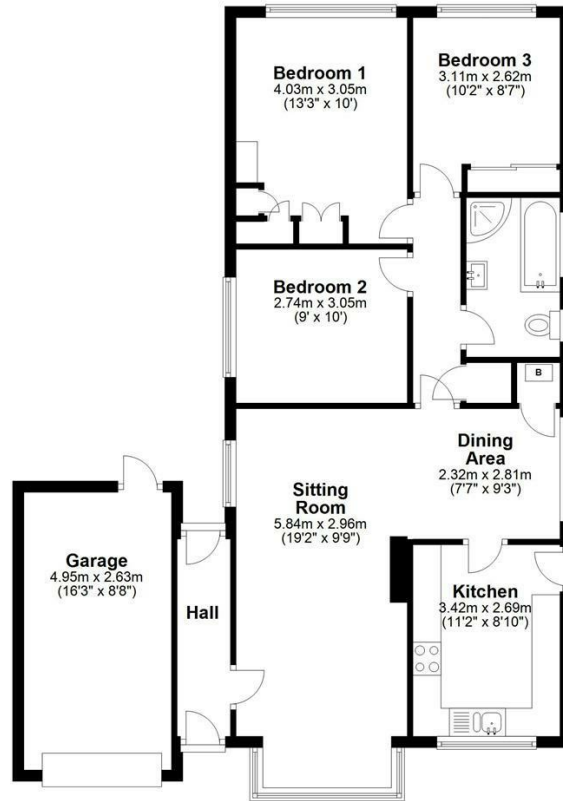
Mains electricity, gas, water and drainage.



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Ground Floor

Approx. 78.7 sq. metres (846.6 sq. feet)



Total area: approx. 78.7 sq. metres (846.6 sq. feet)
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VIEWING

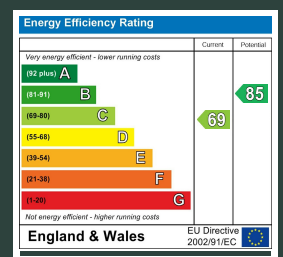
By appointment with the Agents, Pickering Office. Tel: 01751 472724

COUNCIL TAX BAND

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ENERGY PERFORMANCE RATING

C



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