



2 Westfield Mews | Kirkbymoorside, York, YO62 6BA

A well appointed end of terrace house situated within easy reach of the town centre and only a short walk from the local junior school. The property is well presented and has family sized accommodation which comprises: Entrance, downstairs cloakroom, dining kitchen, generous living room with open stairs to first floor, master bedroom with ensuite shower room, two further bedrooms and bathroom with shower over.
Easily maintained front garden, south

facing rear garden mainly paved with artificial grass area and allocated parking area to the rear. The property would make an ideal starter home and internal viewing recommended.

Kirkbymoorside is a traditional market town providing a wide range of shopping and recreational amenities and situated on the edge of the North York Moors.



Guide Price £207,500

2 Westfield Mews | Kirkbymoorside, York



ENTRANCE HALL

With Radiator

CLOAKROOM

With wash hand basin and tiled splash backs with cupboards below. W.C, radiator.

LIVING ROOM

17'8" x 10'2" (5.4 x 3.1)

Good sized living room with double glazed sash window to front aspect, stairs leading to first floor, two radiators.

DINING/KITCHEN

14'5" x 8'10" (4.4 x 2.7)

Housing a range of units, comprising single drainer stainless steel bowl sink unit, set within rolled edged worksurface, further wall and base units incorporating drawer compartments and cupboards, tiled splashbacks, built in oven and gas

hob, plumbing for washing machine, radiator, vinyl flooring, door to understairs storage cupboard, double glazed window to rear elevation, double glazed French doors opening onto the rear garden.

FIRST FLOOR

LANDING

Galleried landing with built in airing cupboard, access to partially boarded out loft.

BEDROOM 1

11'5" x 8'2" (3.5 x 2.5)

With double glazed sash window to front elevation, radiator, door to:

EN SUITE SHOWER ROOM

With large built in shower cubicle with folding doors, vanity unit with inset wash hand basin and low flush w.c.



BEDROOM 2

10'7" x 8'6" (3.23 x 2.6)

With double glazed window to rear elevation, radiator.

BEDROOM 3

8'6" x 5'10" (2.6 x 1.8)

Double glazed sash window to front aspect, radiator.

BATHROOM

6'2" x 5'6" (1.9 x 1.7)

Bath with shower unit over, glass shower screen, mermaid boarding to walls vanity unit with matching mermaid board splashback, W.C, double glazed rear window, radiator.

EXTERIOR

Gravelled/slate area to the front with iron hand rail to the front door. There is a walled south facing rear garden

laid mainly to paving with an area of artificial grass. outside tap, and side access gate.

PARKING

There is an off street parking space to the rear of the garden wall.

SERVICES

Mains water, drainage, electricity and gas are connected.

AGENT NOTE:

We advise that the vendors are related to a member of staff.

MAINTENANCE CHARGE:

There is a yearly maintenance charge for this development which covers upkeep of the general areas of parking and street lights at a current cost of £ 216.74 for 2024/2025.



2 Westfield Mews | Kirkbymoorside.



VIEWING

Strictly by appointment with the agents

COUNCIL TAX BAND

C

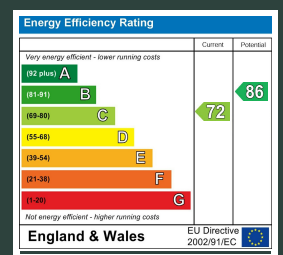
ENERGY PERFORMANCE RATING

C

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

t: 01751 472724

e: pickering@boultoncooper.co.uk



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