

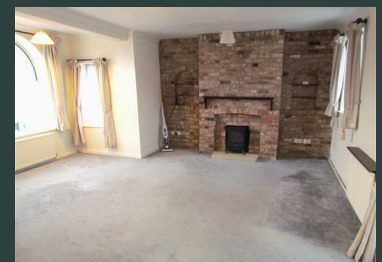


## 1 Kirkdale Court | Kirkbymoorside, York, YO62 6HN

Situated in Kirkbymoorside this one bedroom property forms part of a residential development of an impressive Victorian building that has been converted into residential properties on the northern edge of this market town. The property has access to communal gardens, together with parking space and garage. The accommodation offers entrance hall, sitting room with

open plan kitchen, double bedroom and wet room. All properties are looked after under a management scheme which includes the maintenance of the grounds, external lighting and decoration and buildings insurance.

Kirkbymoorside is an historic market town located at the foot of the North York Moors offering a good range of local shops, services, recreation and leisure facilities.



**Guide Price £165,000**



# 1 Kirkdale Court | Kirkbymoorside.



## Accommodation Comprises

### Entrance Door

Leads to :

### Reception Hallway

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

### Open plan Living Area & Kitchen

#### Living Room

17'3" max 11'10" min x 16'9" (5.26m max 3.61m min x 5.11m)

Double glazed arched bay window to the front elevation and two double glazed windows to the side elevation, double glazed window to the rear elevation, feature brick fireplace and exposed brick wall, stone hearth, electric fire, two central heating radiators.

#### Kitchen

8'1" x 8'3" (2.46m x 2.51m)

Comprising 1 1/2 bowl drainer sink unit with mixer tap over and set within rolled edge work surfaces, further wall and base units incorporating drawer compartments with tiled splash backs, cooker with extractor canopy over, plumbing for automatic washing machine, space for dryer, space for fridge freezer, Wall mounted boiler for central heating and hot water, double glazed window to the rear elevation.





## Bedroom

12'3" x 12'2" (3.73m x 3.71m)

With two double glazed windows to the front elevation, central heating radiator and access to roof space.

## Shower Room

With tiled floor, shower cubicle being tiled with shower unit, wash hand basin with tiled splash backs, low flush w.c., central heating radiator, double glazed window to the rear elevation.

## Outside

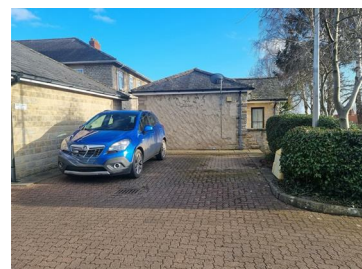
There are communal gardens with mature planting with lawn areas, parking to the side and additional garage with up and over door, light and power and personal door to the rear.

## Services

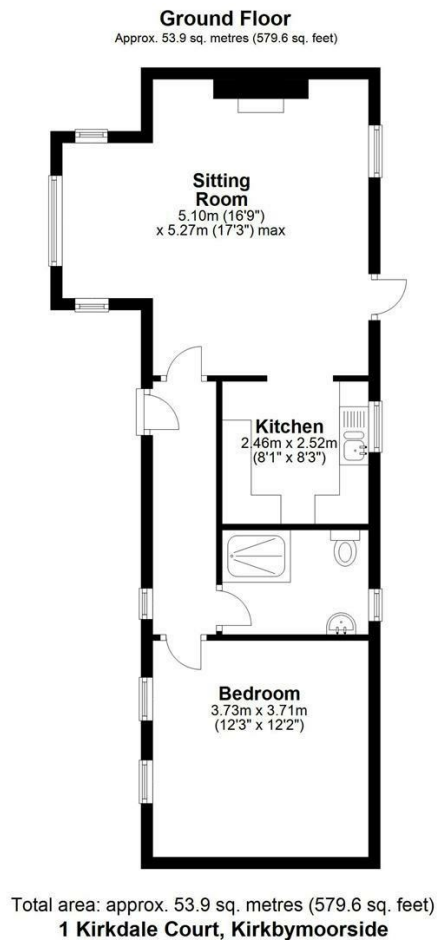
Mains electricity, gas, water and drainage are connected.

## Note:

- 1.) The freehold is held by a Management Company. A share of the Management Company will be included in the sale.
- 2.) The maintenance charge is approx. £1,200 per annum.



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## VIEWING

Strictly by appointment with the agents

## COUNCIL TAX BAND

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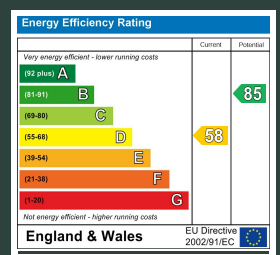
## ENERGY PERFORMANCE RATING

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**BC**  
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