



## 6 New Road | Kirkbymoorside, York, YO62 6DY

A well proportioned semi detached bungalow situated on the south east of the market town of Kirkbymoorside where a wide range of facilities and leisure activities are available. The property currently offers three bedroom accommodation. A particular feature of this property is the extensive and southerly facing gardens on two levels backing onto open fields. Accommodation comprises, entrance hallway, spacious sitting room to the front, fitted kitchen to the rear, two good

sized bedrooms and shower room. To the first floor there is a third bedroom together with eaves storage. Outside there is a front garden, attractive gardens with laid lawns and decking area to the rear, flower/shrubbery borders and various other trees and shrubs together with garden shed. The bungalow is being offered with NO UPWARD CHAIN. Some modernisation is required.



**Guide Price £265,000**



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## Accommodation Comprises

### Entrance Porch

Leads to:

### Reception Hallway

With central heating radiator, stairs to first floor landing.

### Kitchen

11'9" x 11'11" (3.58m x 3.63m)

With 1 1/2 bowl drainer sink unit set within rolled edge work surfaces with tiled splash backs and tiled window sill, range of units, space for cooker with extractor canopy over, built in cupboard, built in airing cupboard housing hot water cylinder, plumbing for automatic washing machine, double glazed window to the rear elevation, central heating radiator and door to outside.

### Sitting Room

17' x 12' (5.18m x 3.66m)

With feature fireplace having wooden surround, marble effect inset, coal effect gas fire, central heating radiator, double glazed window to the front and side elevations.

### Bedroom One

12'11" x 11'11" (3.94m x 3.63m)

With built in wardrobes with cupboards above bed recess, central heating radiator, double glazed window to the rear elevation overlooking the garden.

### Bedroom Two

11'9" x 11'11" (3.58m x 3.63m)

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





### Shower Room

Comprising shower cubicle with shower unit, wall boarding, wash hand basin with cupboards below, low flush w.c., chrome heated towel rail, double glazed window to the rear elevation.

### Stairs from Hallway

Lead to first floor landing.

### Landing

With built in cupboard, additional shelving.

### Bedroom Three

9'11" x 11'11" (3.02m x 3.63m)

With under eaves storage, central heating radiator, double glazed window to the side elevation.

### Outside

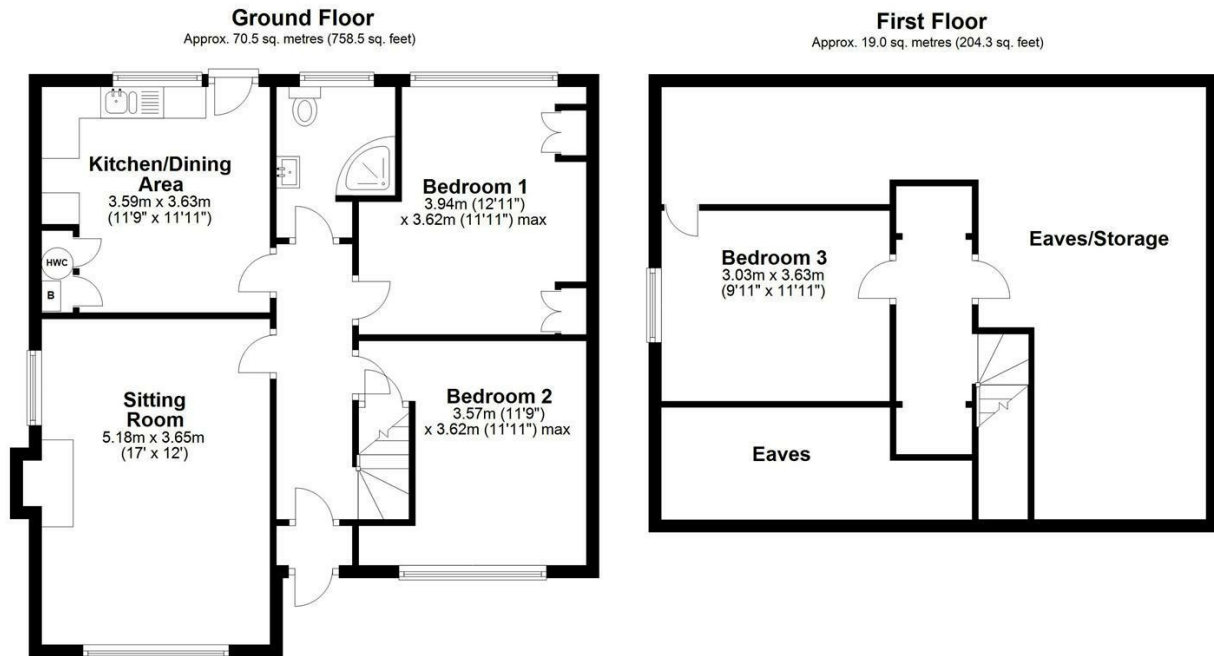
Low maintenance front garden with laid lawn, low retaining wall to the boundary, double gates leading to block paved area and pathway. Side access leads to attractive and good sized rear garden with several decking areas, laid lawn, garden shed and terraced rockery. Further area of lawn to the extreme rear with open views.

### Services

Mains electricity, gas, water and drainage are connected.



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Total area: approx. 89.4 sq. metres (962.8 sq. feet)  
**6 New Road, Kirkbymoorside**

## VIEWING

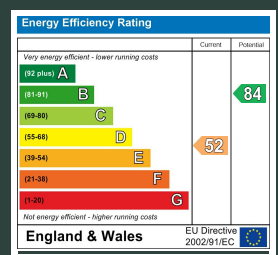
Strictly By Appointment with the agents.

## COUNCIL TAX BAND

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## ENERGY PERFORMANCE RATING

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