

Mark Stephenson's

ESTATE & LETTING AGENTS



3 Shire Grove, Kirby Misperton, Malton, YO17 6XZ

£300,000

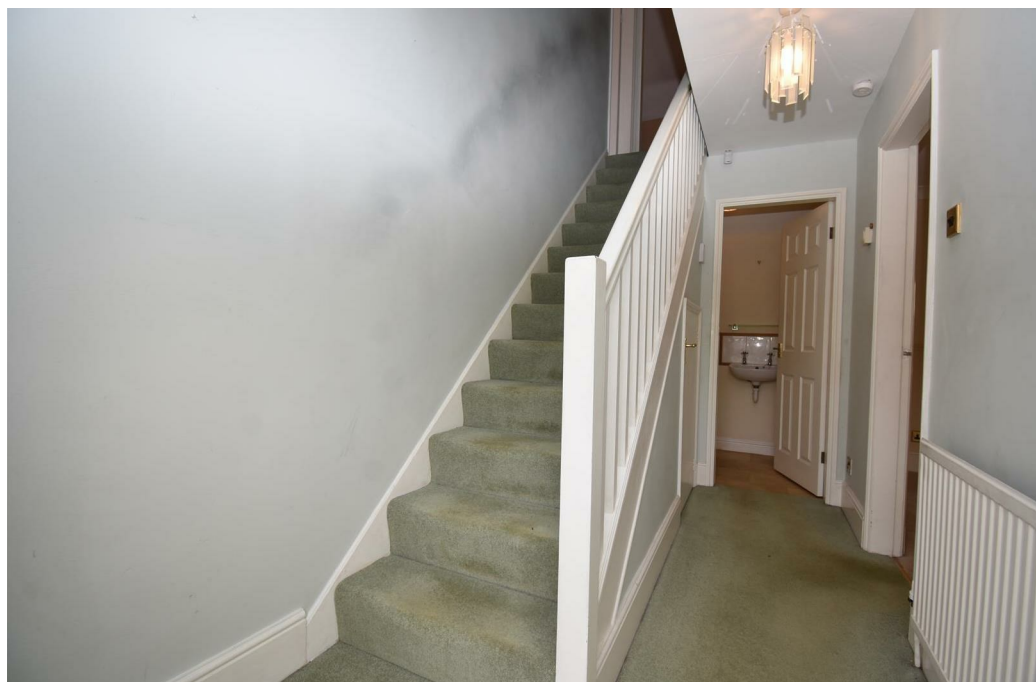
- Well appointed detached family home
- Generous size through lounge/dining
- Four good sized bedrooms, en-suite bed 1
- Offered for sale with no onward chain
- uPVC conservatory, well fitted kitchen
- Family bathroom, well established gardens
- Entrance hallway with ground floor WC
- Utility room with door into the garage
- Small cul-de sac in popular village location

3 Shire Grove, Kirby Misperton YO17 6XZ

Offered for sale with the benefit of having no onward chain 3 Shire Grove is a well presented detached family sized home standing in nicely established and manageable gardens with driveway parking and integral style garage. The hallway has a ground floor WC, the main living space is a full length living/dining room onto which a uPVC conservatory has been added so as to give excellent added living space. The kitchen is well fitted leading into the utility room which connects into the garage. Each of the four bedrooms are of a good size, bedroom 1 has an en-suite shower room, the family bathroom has a full white suite. Central heating is mains gas, the windows and doors are uPVC.



Council Tax Band: D



General information

Kirby Misperton is a small traditional village, situated in a beautiful, unspoilt countryside within the Vale of Pickering, lying to the west of the A169 between the market towns of Pickering and Malton. Heading into the village from the main road take the second turning directly off the roundabout into the cul-de-sac of Shire Grove, number 3 is on the left side.

The historic market town of Pickering (4 miles) is known as the gateway to the Moors. The town boasts a number of public houses, supermarkets, leisure and sport facilities, local independent shops and cafes as well as a 13th century castle, the North York Moors steam railway and a museum. Malton (7 miles) offers a further excellent range of amenities including many independent shops and cafes and is served by both regular buses and trains to the historic city of York.

Services

All mains services are connected.

Gas central heating is from a boiler located in utility room.

Hallway

Main front entrance door, under stairs cupboard, radiator.

WC

Two piece suite, radiator.

Lounge/Dining room

Two front facing windows with radiator beneath, living flame style gas fire in traditional style surround, further radiator within the rear dining part of the room, door into the kitchen and sliding patio doors into the conservatory.

Conservatory

uPVC double glazed windows built onto a brick base, radiator and French style doors leading into the gardens.

Kitchen

With a range of cream base and wall level units, built in electric oven and hob, integrated dishwasher, rear facing window, opening into the utility.

Utility room

Base and wall level units, sink unit, plumbing for washer, wall cupboard housing the mains gas central heating boiler, internal door into the garage and external rear door into the garden.

Landing

Hatch to the loft space, built in airing cupboard.

Bedroom 1

Front window with radiator beneath, extensive range of wardrobes. Door into the en-suite.

En-suite shower room

Fully tiled, two piece suite and shower cubicle, heated towel rail, front facing velux window.

Bedroom 2

Front facing velux window with radiator beneath, side facing window.

Bedroom 3

Rear facing window with radiator beneath.

Bedroom 4

Rear facing window with radiator beneath.

Bathroom

Three piece suite, heated towel rail, rear facing window.

Outside front

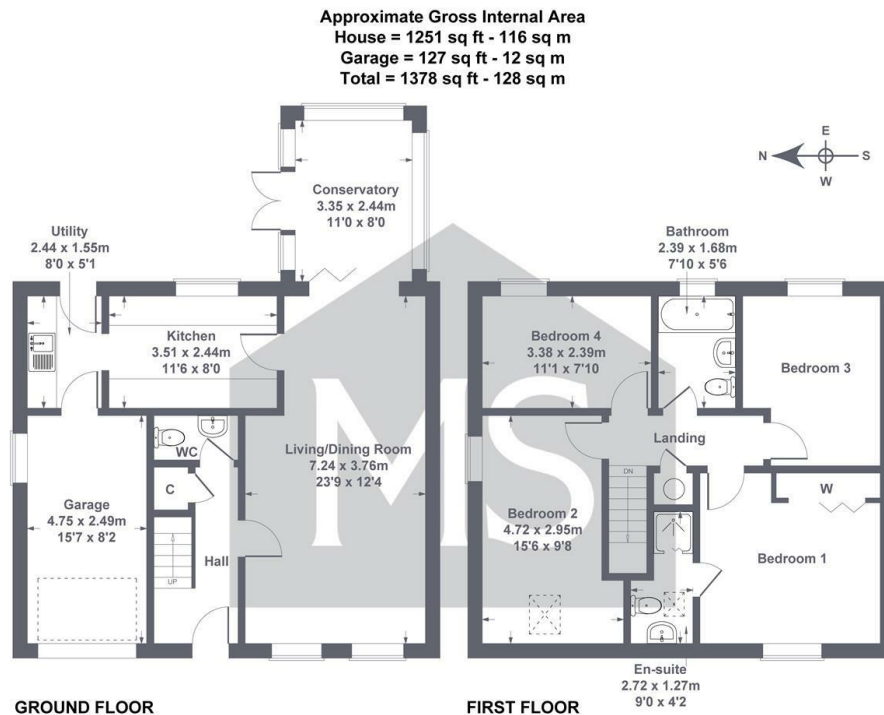
Lawned garden plot, single width driveway leading upto the garage.

Garage

15ft 7 X 8ft 2 approx. Power and light, up and over door, side facing window, connecting door into the utility.

Outside rear

A path and hand gate to the left side gives access into the rear gardens also reached internally from both the utility and conservatory. Generous size stone flagged patio area, established manageable size lawn, mature boundaries, summer house and small wooden shed.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Directions

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC