

3 STARFITTS CLOSE KIRKBYMOORSIDE



A well-appointed and attractively presented detached property, nicely located within the recently constructed Manor Woods development, on the western fringes of Kirkbymoorside.

Almost 1,300 square feet of stylishly appointed and upgraded accommodation (including garage).

Entrance Hall – Sitting Room – Open plan dining room with living area – Utility area – Cloakroom

Three double bedrooms; one with an en-suite shower room – Bathroom

Landscaped south facing garden and grounds

Integral garage and private driveway parking

NO ONWARD CHAIN

GUIDE PRICE £349,995

3 Starfitts Close occupies an especially sought after position within the development, with a south facing garden and an elevated position which allows glimpses of the view stretching across the Vale of Pickering towards the Howardian hills in the far distance.

A well specified and beautifully presented home, 3 Starfitts Close was constructed in 2022 and has had a number of high-quality upgrades including engineered wood flooring to the ground floor, quality carpets fitted throughout, a zoned Hive heating system and landscaping to the grounds. In all the property amounts to 1,289 square feet, which is well-presented throughout and provides the following accommodation. Entrance hall, front facing sitting room which opens thorough to a large, open plan dining kitchen which has French doors opening directly out onto the south facing garden. Within the kitchen is a walk in utility cupboard, separate cloakroom and an access into the integral garage. The garage has been plastered out and could be converted to create additional accommodation but equally serves as parking, in addition to the driveway at the front. On the First Floor are three bedrooms; one with en-suite shower room and the main house bathroom. The rear garden has a direct, south facing aspect and there is ample parking on the driveway to the front and within the single garage.

The property is double glazed throughout, and the central heating is gas fired. As you would expect with a quality new build the property scores within the high bands for both Energy Efficiency and Environmental Impact – making it a highly efficient house to run. B/84.



Kirkbymoorside is a thriving market town with a wide range of amenities, including primary school, surgery, library and a variety of independent shops. Convenient also for the surrounding countryside; the neighbouring North York Moors National Park to the north and the Heritage Coastline to the east.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Composite front door with inset glazed panes. Radiator. Stairs to the first floor.

SITTING ROOM

5.30 m (17'5") max x 3.20 m (10'6")

Square bay window to the front elevation Radiator. Television point. Fitted understairs storage cupboard.



DINING KITCHEN

5.80 m (19'0") x 5.75 m (18'10")

Range of fitted base and wall units incorporating one and a half bowl composite Blanco sink unit with mixer tap. AEG double oven. AEG five burner gas hob with matching extractor overhead. Integrated dishwasher. Integrated full height fridge freezer. Cupboard housing the gas fired central heating boiler. Recessed ceiling lights. Engineered wood floor.



Utility area fitted behind double doors with worktop and wall units. Plumbing for a washing machine point. Electric consumer unit.



French doors opening out onto the garden with full height casement windows to both side. Velux roof lights to the rear. Outside door to the garden. Door to the integral garage.



CLOAKROOM

1.34 m (4'5") x 1.00 m (3'3")

Low flush WC. Pedestal wash hand basin. Casement window to the front. Radiator. Engineered wood floor.

FIRST FLOOR

LANDING

Radiator. Loft inspection hatch. Large, fitted linen and storage cupboard.

BEDROOM ONE

4.30 m (14'1") max x 4.20 m (13'9") max

Casement window to the front. Radiator. Television and media point.



BEDROOM THREE

3.20 m (10'6") x 3.15 m (10'4")

Casement window to the rear. Radiator.



EN-SUITE SHOWER ROOM

2.10 m (6'11") x 1.74 m (5'9")

Corner shower cubicle with fully tiled surround. Low flush WC. Wall hung wash hand basin with fitted storage. Recessed ceiling lights. Casement window to the side. Chrome heated ladder towel rail, with a dual heating system.



BEDROOM TWO

3.80 m (12'6") x 3.00 m (9'10")

Casement window to the front. Radiator. Television point.

BATHROOM

3.00 m (9'10") x 2.00 m (6'7")

Bath with fully tiled surround. Corner shower cubicle. Low flush WC. Wall hung wash hand basin with fitted storage. Recessed ceiling lights. Casement window to the rear. Chrome heated ladder towel rail, with a dual heating system.



OUTSIDE

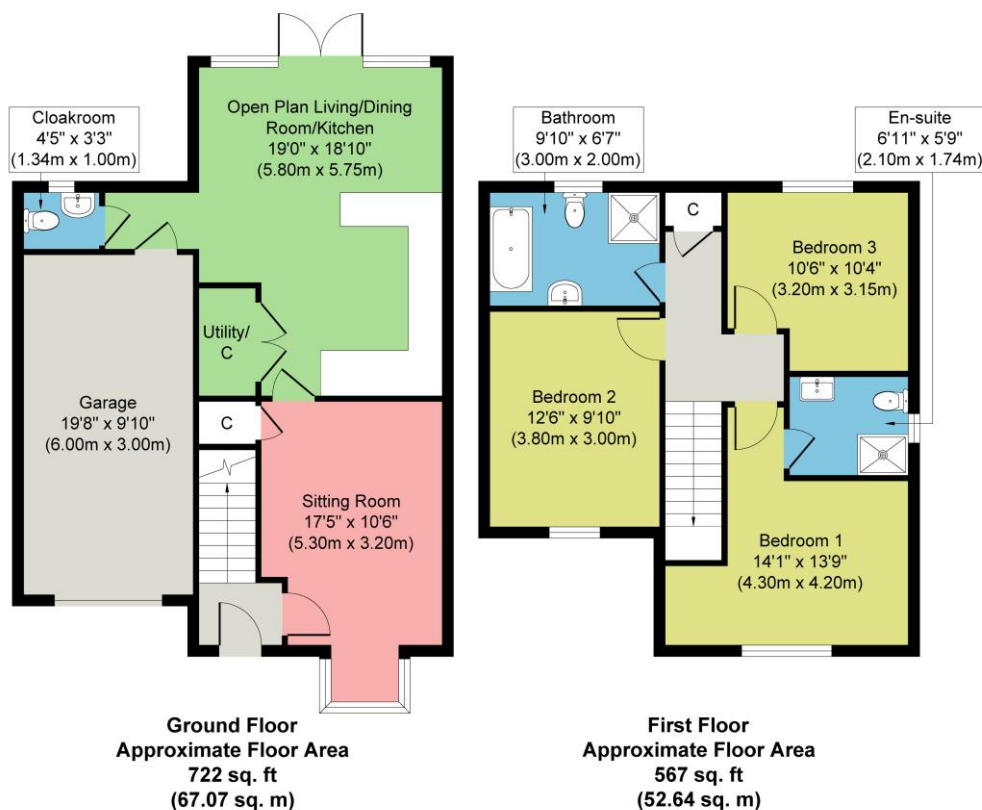
GARAGE

5.00 m(16'5") x 2.60 m(8'6")

Integral garage with metal up and over door, electric power and light and personal door into the kitchen.

The garden faces south and is largely laid to lawn with pretty, well stocked flower and shrub borders to two sides. To the immediate rear of the house is a stone flagged terrace which wraps around to the eastern side of the property. The garden is securely fenced to all sides. Outside water supply.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL INFORMATION

Service: Mains water, drainage, gas and electric.
Council Tax: Band D
Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
Planning: Ryedale District Council, Ryedale house, Malton, YO17 7HH. Tel: 01653 600666
Viewing: Strictly by appointment with the Agent's Pickering office.
Post Code: YO62 6FP
EPC: Current B/84 Potential A/94

ADDITIONAL INFORMATION

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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