

25 OXCROFT KIRKBYMOORSIDE



A traditional, mid-terrace three-bedroom property situated within a well-established residential area, only an easy walk from the centre of Kirkbymoorside.

Over 900 square feet of accommodation.
Entrance Hall - Living Room – Dining Kitchen
Three Bedrooms – House Bathroom
Sheltered courtyard garden
Double glazed. Gas central heating.
Solar panels providing an annual RHI

GUIDE PRICE £195,000

A traditional, three-bedroom, mid terrace property providing 908 square feet of accommodation and located within a well-established residential area, only a short walk from the Market Place.

Oxcroft is a traditional residential area, with three rows of brick terraces arranged around a central lawned area. Number 25 faces south, with an attractive open view. The property has been in the same ownership for around 40 years and has had a number of improvements centred around energy efficiency with solar panels fitted which provide an annual RHI and full Upvc double glazing and gas fired central heating.

In brief: entrance hall, living room and a dining kitchen with double doors opening out to the courtyard garden to the front. Up to three bedrooms and house bathroom. Mature, easy to care for gardens to the rear, comprising a level area of hardstanding with timber shed/workshop and a hard paved seating area.



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

Upvc front door. Tiled floor. Stairs to the First Floor. Radiator. Telephone point.

LIVING/DINING ROOM

5.22 m (17'2") max x 4.40 m (14'5") max

Casement window to the front. Feature fireplace. Coving. Television point. Radiator. Fitted storage cupboard.



KITCHEN

5.30 m (17'5") x 2.63 m (8'8")

Range of fitted base and walls units incorporating stainless steel sink unit. Tiled backsplash. Integrated electric double oven. Four ring gas hob with extractor overhead. Integrated washing machine. Integrated dishwasher. Ideal gas fired central heating boiler. Radiator. Window to the rear. Sliding patio doors out to the side.



FIRST FLOOR

LANDING

Loft hatch with a drop-down metal loft ladder – the loft is part boarded for storage with an electric light. Fitted storage cupboard.

BEDROOM ONE

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

Casement window to the front. Radiator. Range of fitted wardrobes.



BEDROOM TWO

3.30 m (10'10") x 3.26 m (10'8")

Casement window to the rear. Radiator. Range of fitted wardrobes.



BEDROOM THREE

2.90 m (9'6") x 2.14 m (7'0")

Casement window to the front. Radiator. Fitted wardrobes.



BATHROOM

2.00 m (6'7") x 2.00 m (6'7")

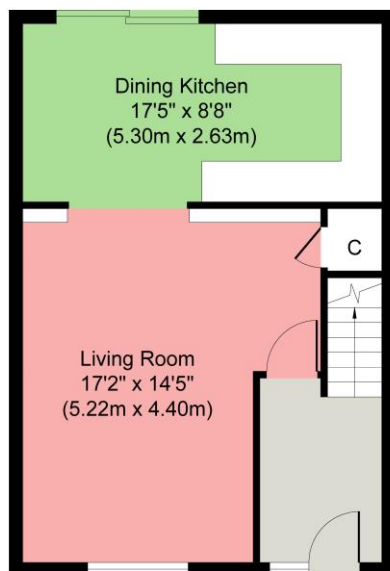
Bath with a tiled surround and shower overhead. Wash hand basin set within a vanity unit. Low flush WC. Chrome heated ladder towel rail. Casement window to the rear.



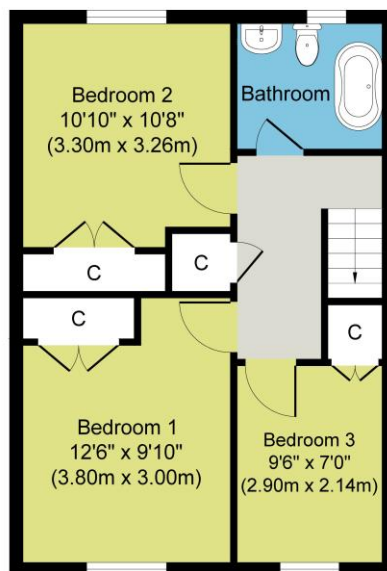
OUTSIDE



To the immediate rear is a sheltered, low maintenance courtyard garden with timber storage shed and a pedestrian access out to the rear. There is an outside water supply.



Ground Floor
Approximate Floor Area
454 sq. ft
(42.13 sq. m)



First Floor
Approximate Floor Area
454 sq. ft
(42.13 sq. m)

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 drainage, water, gas and electric. Central heating is gas fired. Solar panels provide an RHI of between to £500 - £1,000 PA with approximately 2 years remaining on a 10-year tariff. Water is metred.

Council Tax: Band B

EPC: Current C/75 Potential B/88 (EXPIRED)

Post Code: YO62 6ER

Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.

Viewing: Strictly by appointment with the Agent's Pickering office.

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. A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by each buyers(s) for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence, and the sale can progress to the legal stage.

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