



1 Kirkdale Court

Kirkbymoorside, YO62 6HN

Open To Offers £145,000



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Nestled in the charming market town of Kirkbymoorside, this delightful bungalow at Kirkdale Court presents an excellent opportunity for those seeking a tranquil yet convenient lifestyle. The property forms part of a residential development of an impressive Victorian building. With one spacious reception room, one well-appointed bedroom, and a modern shower room, this property is ideal for individuals or couples looking to downsize or enjoy single-level living. The bungalow boasts a striking brick feature wall that serves as a captivating focal point in the sitting room, creating a warm and inviting atmosphere. The layout is both practical and versatile, allowing you to easily personalise the space to reflect your own style and preferences. Set in a sought-after location, this property benefits from a garage and an allocated parking space. This is a rare find in such a desirable area, ensuring that you and your guests will always have a convenient place to park. One of the standout features of this bungalow is that it comes with no onward chain, making the buying process smoother and more straightforward. This is particularly advantageous for those eager to move in and start enjoying their new home without unnecessary delays. In summary, this bungalow in Kirkbymoorside is a perfect canvas for you to put your own stamp on. With its appealing features, convenient parking, and prime location, it is an opportunity not to be missed. Whether you are looking for a peaceful retreat or a place to call home, this property is sure to impress.

- A unique one bedroom bungalow on a private development
- Ready to put your own stamp on
- Suit couples or a single person
- NO ONWARD CHAIN
- Double glazed and gas central heating
- Garage and allocated parking
- Perfect for lock up and leave

Entrance Hall

With wooden glazed door to the front aspect and doors to the bedroom, sitting room and shower room.

Sitting Room

Double glazed arched bay window to the front aspect and two double glazed windows to the side aspect, double glazed window to the rear aspect, feature brick fireplace and exposed brick wall, stone hearth, electric fire, two central heating radiators and door to the rear communal courtyard area. Open to:

Kitchen Area

Comprises of a 1 1/2 bowl sink and drainer unit with mixer tap over, set within rolltop work surfaces, wall and base units with tiled splash backs, cooker with extractor hood above, plumbing for automatic washing machine, space for tumble dryer, space for fridge freezer, wall mounted boiler for central heating and hot water, double glazed window to the rear aspect.

Bedroom

Two double glazed windows to the front aspect, central heating radiator and access to roof space. There is a pull down loft ladder.

Shower Room

Tiled flooring, walk in shower which is tiled, hand wash basin with tiled splash back, low flush WC, central heating radiator and double glazed window to the rear aspect.

Exterior

Communal gardens with mature planting with lawn areas, allocated parking to the side and access to the garage.

Garage

Stone built garage with up and over door, light, power and side access door.

Services

Mains electricity, gas, water and drainage are connected.

Kirkbymoorside

Kirkbymoorside is a pretty market town positioned at the foot of the North Yorkshire Moors National Park and close by to Dalby Forest offering access to idyllic countryside walks. The town offers a good range of local amenities. There are good bus links to Scarborough, York and Malton.

AML Checks

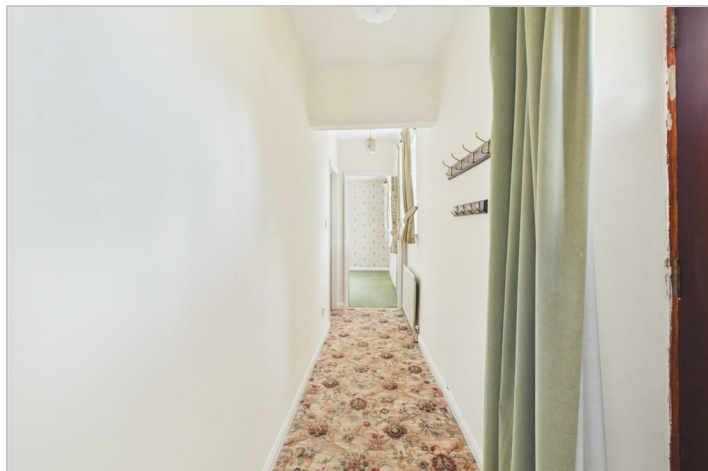
In accordance with the Money Laundering, Terrorist

Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out identity checks on all purchasers. A charge of £23.50 (plus VAT) per person will be payable to cover the cost of these checks. This fee is non-refundable and is payable upon acceptance of an offer.

Maintenance and Service charge

The freehold is held by a management company. A share of the management company will be included in the sale. The maintenance charge is £137.50 per month.

The management fee covers the maintenance of the communal grounds and gardens, external lighting, decoration and buildings insurance.



Road Map



Hybrid Map



Terrain Map



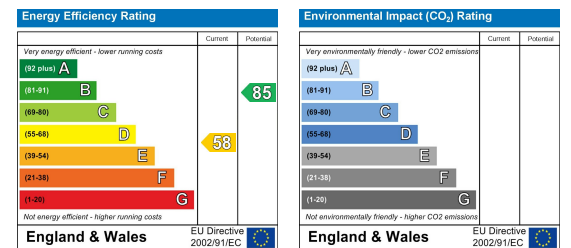
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 in this firm's employment has the authority to make or give any representation or warranty in respect of the property.