

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 8 Beech Drive, Kirkbymoorside, York, YO62 6BY

£279,000

- Offered for sale with no forward chain
- Gas central heating from a combi boiler
- Fitted kitchen, three bedrooms
- Generous overall space, 881 sq ft internally
- Spacious L shaped lounge/dining room
- Long drive, carport and garage
- Generally well presented throughout
- Fully tiled bathroom with shower
- Mature gardens, uPVC double glazed

# 8 Beech Drive, York YO62 6BY

Number 8 Beech Drive is a stone fronted good sized bungalow in a small cul de sac position with slightly elevated mature rear gardens and is offered for sale having no onward chain. Having been well looked after during recent years we believe it now offers an excellent opportunity for someone to create a lovely home complete with three bedrooms, a generous lounge/dining room, fitted kitchen and modern bathroom with white suite and mains plumbed shower. Good length driveway allowing off road parking, carport, single garage, mains gas central heating and uPVC double glazing.



Council Tax Band: D



### General information

Kirkbymoorside, known locally as 'The Gateway to the Moors' is situated at the foot of the North York Moors National Park along the A170 Thirsk to Scarborough road which offers quick and easy access to neighbouring towns such as Pickering and Helmsley, to the east coast and to Malton where there are road and rail links to York and the motorway network beyond. Along with all the every day amenities there is a weekly street market on a Wednesday, library, dentist, doctors surgery, bowling green, junior school and an 18 hole golf course.

Beech Drive forms part of the general West Pasture area, an established development of detached bungalows all nicely spaced out alongside tidy greens and maturing trees located on the western side of Kirkbymoorside, popular as retirement homes but also now favoured by younger families. As West Pasture bears right turn left onto Willow Rise and left into the small cul de sac of Beech Drive, number 8 is on the right.

### Services

Mains electric, water, drainage and gas serving the central heating from a combi boiler in the inner hall area.

Council tax band D.

### Hallway

Main front door, radiator.

### Lounge/dining room

Large south facing front window, further window to the rear elevation, mains gas open living flame fire in traditional style surround, two radiators.

### Kitchen

Range of base and wall level fitted units, electric built in oven, hob with extractor over, built-in dishwasher, rear window and door leading out, radiator.

### Inner hallway

Hatch to the loft space. built-in storage cupboard, separate built-in cupboard housing the gas combi style central heating boiler.

### Bedroom 1

Two front facing windows, radiator.

### Bedroom 2

Rear window, radiator

### Bedroom 3

Front window, radiator.

### Bathroom

Fully tiled with white three-piece suite including wash basin, WC and bath with mains plumbed shower over, two rear windows, heated towel rail.

### Outside front

Large area of gravel and smaller area of flagged patio allowing space

to sit out and enjoy the sunny aspect which is virtually due south over Ryedale. Good length tarmac driveway at the side below a useful carport and continuing up to the single garage.

#### Garage

Approx 17 ft 2 X 8 ft 2 measured internally. Standard single size with both power and light connected, up and over door.

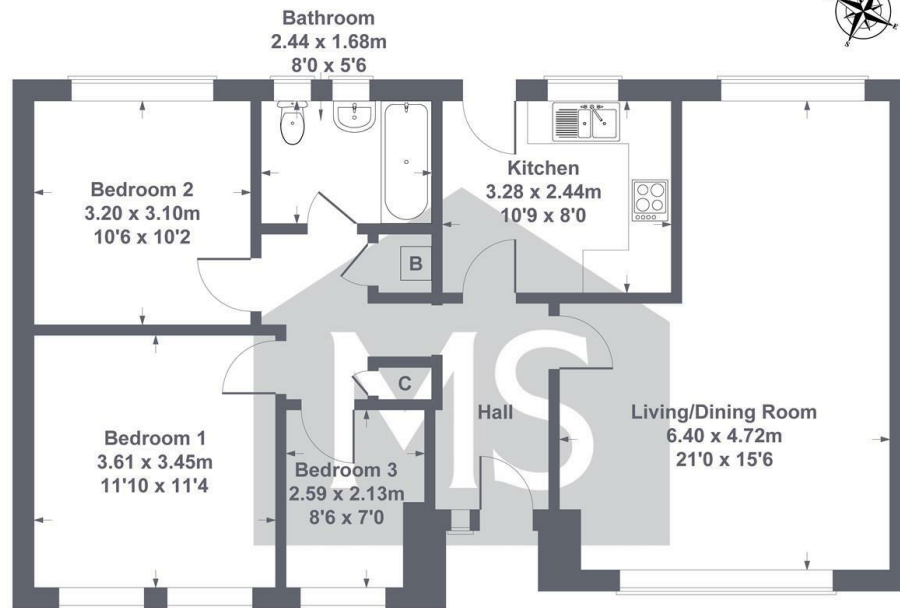
#### Rear garden

Steps leading up to a good size flagged patio area taking advantage of the sunny south facing aspects. Lawned area of garden, flower borders, hedge and fenced surrounds.





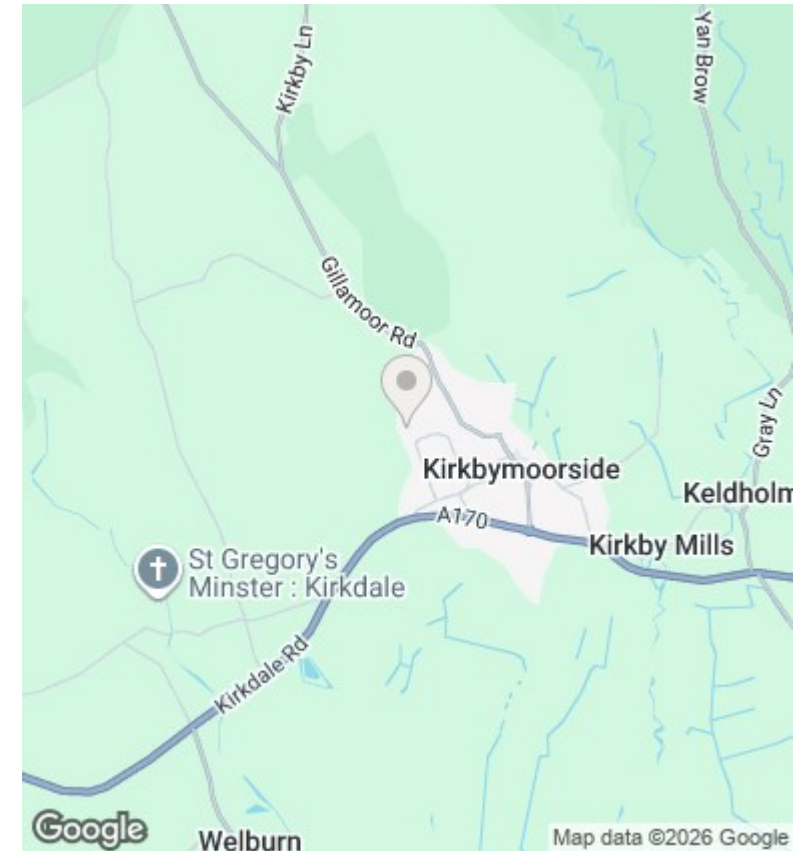
Approximate Gross Internal Area 881 sq ft - 82 sq m



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. 2026



## Directions

As West Pasture bears right turn left onto Willow Rise and left into the small cul de sac of Beech Drive, number 8 is on the right.

## Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	