

GREEN EDGE, GILLAMOOD ROAD KIRKBYMOORSIDE



An appealing, two-bedroom detached bungalow occupying a corner plot on the northern periphery of Kirkbymoorside.

Entrance hall, sitting room, kitchen, pantry, side lobby,
two double bedrooms, bathroom & separate WC.

Gas central heating & uPvc double glazing.

In need of some gentle updating but offering great potential.

Garage & immaculately maintained gardens.

No onward chain.

GUIDE PRICE £275,000

Green Edge is an appealing detached bungalow, enjoying a very pleasant position on the corner of Gillamoor Road and Keld Head Road. Set within neatly maintained gardens together with a detached single garage, the bungalow has been well looked after, but would now benefit from some modernisation and updating, offering great potential. There is gas central heating throughout and windows are uPvc double-glazed.

The accommodation amounts to almost 800sq.ft and comprises entrance hall, sitting room with multi-fuel stove, kitchen with pantry, side lobby, two double bedrooms, a bathroom and separate toilet.

Attractive gardens wrap around the property and there is ample space to extend at the rear (subject to securing any necessary consents). A brick-built single garage forms part of the package and there is clear scope to create additional parking alongside.

Kirkbymoorside is a thriving market town with a wide range of amenities, including primary school, surgery, library, and a variety of independent shops. It is also convenient for the surrounding countryside, the neighbouring North York Moors National Park to the north and the Heritage Coastline to the east. Gillamoor Road is located on the northern periphery of the town but is still within walking distance of local amenities, Green Edge is easily identifiable by our 'For Sale' board.

ACCOMMODATION

HALL

Coving. Thermostat. Radiator.



SITTING ROOM

4.7m x 4.2m (into bay) (15'5" x 13'9")

Cast iron wood burning stove set on a stone hearth inside a brick recess with oak mantel. Coving. Television point. Two wall light points. Bay window to the front. Radiator.



KITCHEN

3.7m x 3.4m (max) (12'2" x 11'2")

Range of kitchen units incorporating a stainless steel sink unit. Four ring ceramic hob. Electric oven. Plinth heater. Casement window to the rear. Radiator.



PANTRY

1.6m x 1.2m (5'3" x 3'11")

Fitted shelving. Casement window to the rear.

SIDE LOBBY

Door to the side. Store cupboard housing the gas central heating boiler.

BEDROOM ONE

4.3m x 3.2m (14'1" x 10'6")

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



BEDROOM TWO

3.3m x 2.9m (10'10" x 9'6")

Coving. Casement window to the rear. Radiator.



BATHROOM

1.8m x 1.6m (max) (5'11" x 5'3")

White suite comprising bath with shower over and wash basin. Fully tiled walls. Airing cupboard housing the hot water cylinder with electric immersion heater. Casement window to the rear. Radiator.

SEPARATE WC

1.7m x 0.8m (5'7" x 2'7")

Low flush WC. Loft hatch. Casement window to the rear.

OUTSIDE

The property occupies a corner plot and enjoys well-tended gardens on three sides and a concrete pathway around the perimeter of the bungalow. A single garage forms part of the property, in addition to a lean-to garden store.

SINGLE GARAGE

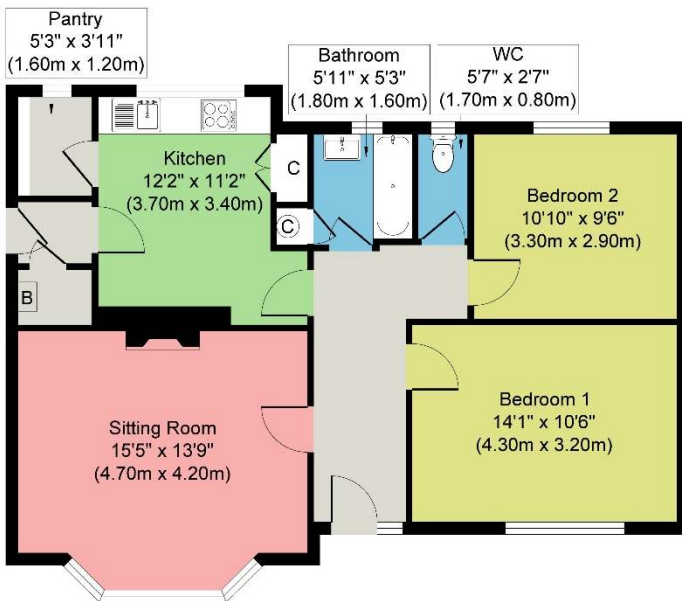
5.0m x 3.1m (16'5" x 10'2")

Electric light and power. Concrete floor.



GENERAL INFORMATION

Services:	Mains water, electricity, gas and drainage. Gas central heating.
Council Tax:	Band: D (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO62 6EL.
EPC Rating:	Current: D58. Potential: C75.
Viewing:	Strictly by prior appointment through the selling agent.



Approximate Floor Area
794 sq. ft
(73.72 sq. m)

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.