

12 West Pasture | Kirkbymoorside. YO62 6BR

An immaculately presented bungalow occupying a pleasant corner position on this well established and popular residential development situated on the Western periphery of Kirkbymoorside.
The spacious accommodation comprises entrance hall, sitting room with feature fireplace, nicely fitted kitchen, three bedrooms and re-fitted shower room. Externally there are good sized garden, garage and parking.
Kirkbymoorside is an attractive market town offering a good range of local amenities and recreational facilities and lies at the foot of the North York Moors National Park.





Guide Price £315,000

BoultonCooper

BC
Est. 1801

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Accommodation Comprises

Entrance Door
Leads to reception hallway.

Reception Hallway
With central heating radiator, built in cupboard and additional cupboard housing the central heating boiler, coving to ceiling, access to roof space with loft ladder. Oak internal doors to all rooms,

Sitting/Dining Area
With attractive feature fireplace, electric fire and two central heating radiators, double glazed bay window to the front elevation and window to the rear elevation and coving to ceiling.

Kitchen
Comprising single drainer sink unit set within rolled edge work surfaces with matching upstands, wall and base units incorporating drawer compartments, built in oven with four ring hob and extractor canopy over, plumbing for automatic washing machine and dishwasher. Double glazed window and door to outside.

Bedroom One
With wardrobes, two double glazed windows and



additional double glazed bay window and central heating radiator.

Bedroom Two
With double glazed window and central heating radiator.

Bedroom Three
With double glazed window and central heating radiator.

Re-Fitted shower room
Comprising double shower cubicle with shower unit, vanity unit with inset wash hand basin with cupboards below, low flush w.c., chrome heated towel rail and two double glazed windows and spot lighting.

Outside
The bungalow stands on a corner plot with lawned gardens to the front and side. Driveway leading to GARAGE with light and power and personal door . Attractive enclosed rear garden offering low maintenance being paved with rose beds and shrubbery borders.

Services
Mains electricity, gas, water and drainage are connected.
New gas central heating boiler installed in 2019
Property was re-wired in 2019

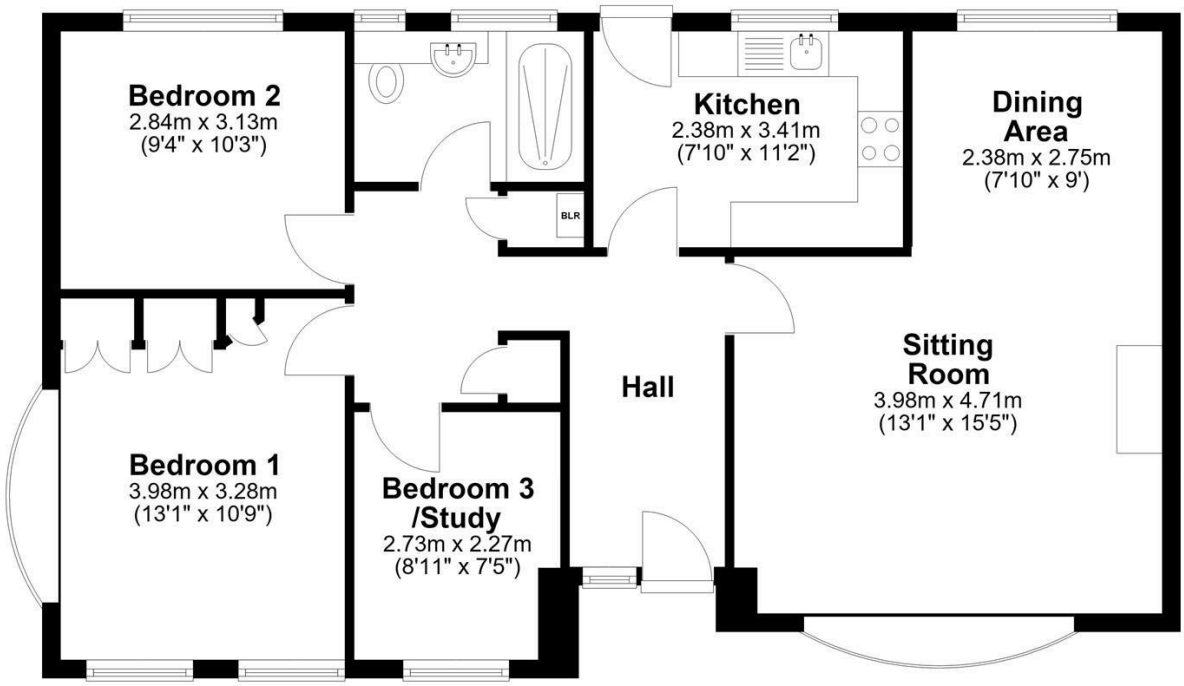




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Ground Floor

Approx. 80.2 sq. metres (863.7 sq. feet)



Total area: approx. 80.2 sq. metres (863.7 sq. feet)

12 West Pasture, Kirkbymoorside

VIEWING

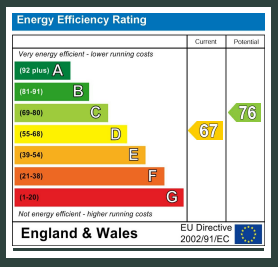
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