



3 Rivis Square

Kirkbymoorside, YO62 6QA

Offers Around £240,000



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Nestled in the charming Rivis Square of Kirkbymoorside, York, this delightful two-bedroom house offers a perfect blend of comfort and style. Originally designed as a three-bedroom home, the property has been thoughtfully reconfigured to create a spacious dressing room, enhancing the overall living experience. Upon entering, you will find two inviting reception rooms, ideal for both relaxation and entertaining. The multi-fuel burning stove adds a touch of warmth and character, making it a perfect focal point for cosy evenings in. The house is immaculate throughout, showcasing modern finishes while retaining a sense of homely charm. One of the standout features of this property is the lovely private garden, providing a serene outdoor space for gardening enthusiasts or those who simply wish to unwind in a tranquil setting. The cul-de-sac location ensures a peaceful environment, while still being conveniently situated in the heart of Kirkbymoorside, offering easy access to local amenities and the picturesque surroundings of York. This property is an excellent opportunity for those seeking a well-appointed home in a desirable area. With its thoughtful design and beautiful outdoor space, it is sure to appeal to a variety of buyers. Don't miss the chance to make this charming house your new home.

- Spacious two bedroom semi-detached property
- Main bedroom with dressing room
- Quite cul-de-sac location
- Good sized living accommodation with separate dining room
- Private and enclosed mature rear garden
- Offered with no onward chain
- Log burning stove
- Off street parking plus garage

Entrance/Lobby

Composite door to the front aspect.

Sitting Room

Multifuel burner, stone hearth, TV point, double glazed window to the front aspect, wood effect flooring, understairs cupboard.

Kitchen/Diner

Wood effect flooring, wall and basin units, part tiled, induction hob, oven, extractor fan, plumbing for washer, sink and drainer unit, double glazed window to the rear aspect, double glazed window to the side aspect, radiator, plumbing for dishwasher, arch to;

Dining Room

'Valiant' gas boiler, wood effect flooring, radiator, double glazed window to the rear aspect, door to porch.

Porch

Tiled flooring, double glazed window to the side and rear aspects, door to the front aspect.

Landing

Radiator, loft access, part boarded and insulated.

Bathroom

Panelled bath with shower over, vanity basin, low WC, part tiled, UPVC window to the rear aspect, heated towel rail, shaver point.

Bedroom One

Radiator, double glazed UPVC window to the front aspect. Archway to:

Dressing Room/Bedroom Three

UPVC window to the front aspect, radiator, overstairs cupboard, fitted wardrobes. Currently converted into a dressing room.

Bedroom Two

Double glazed window to the rear aspect, radiator.

Garage

9'0" x 16'8" (2.75m x 5.1m)

Light and power, side access door, electric up and over door.

Exterior

With block paved parking to the front of the property which provides parking for multiple vehicles. Access to the brick built garage and side access gate.

The rear of the property offers a wood store, area for bins and is lovely, enclosed and private. The garden is well stocked with plants, shrubs and mature trees, in particular a Victoria Plum tree which the vendors harvest around 20KG plums per year.

Services

Mains connected to water, drainage, electric and gas. Combi boiler installed in 2018 with wifi control, serviced annually. Super fast broadband installed.

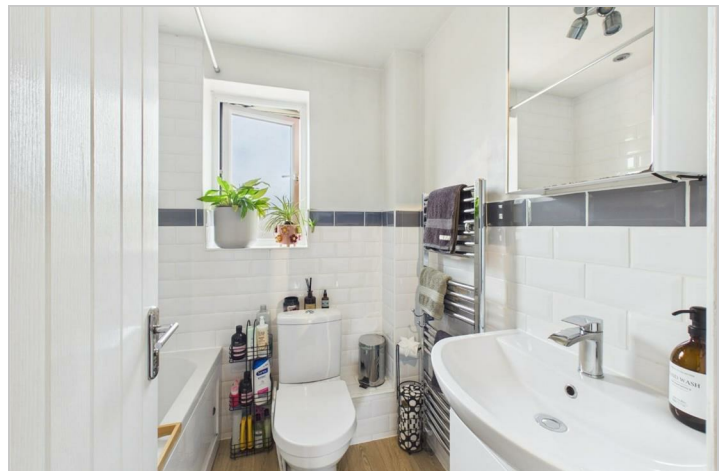
Kirkbymoorside

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.



Road Map



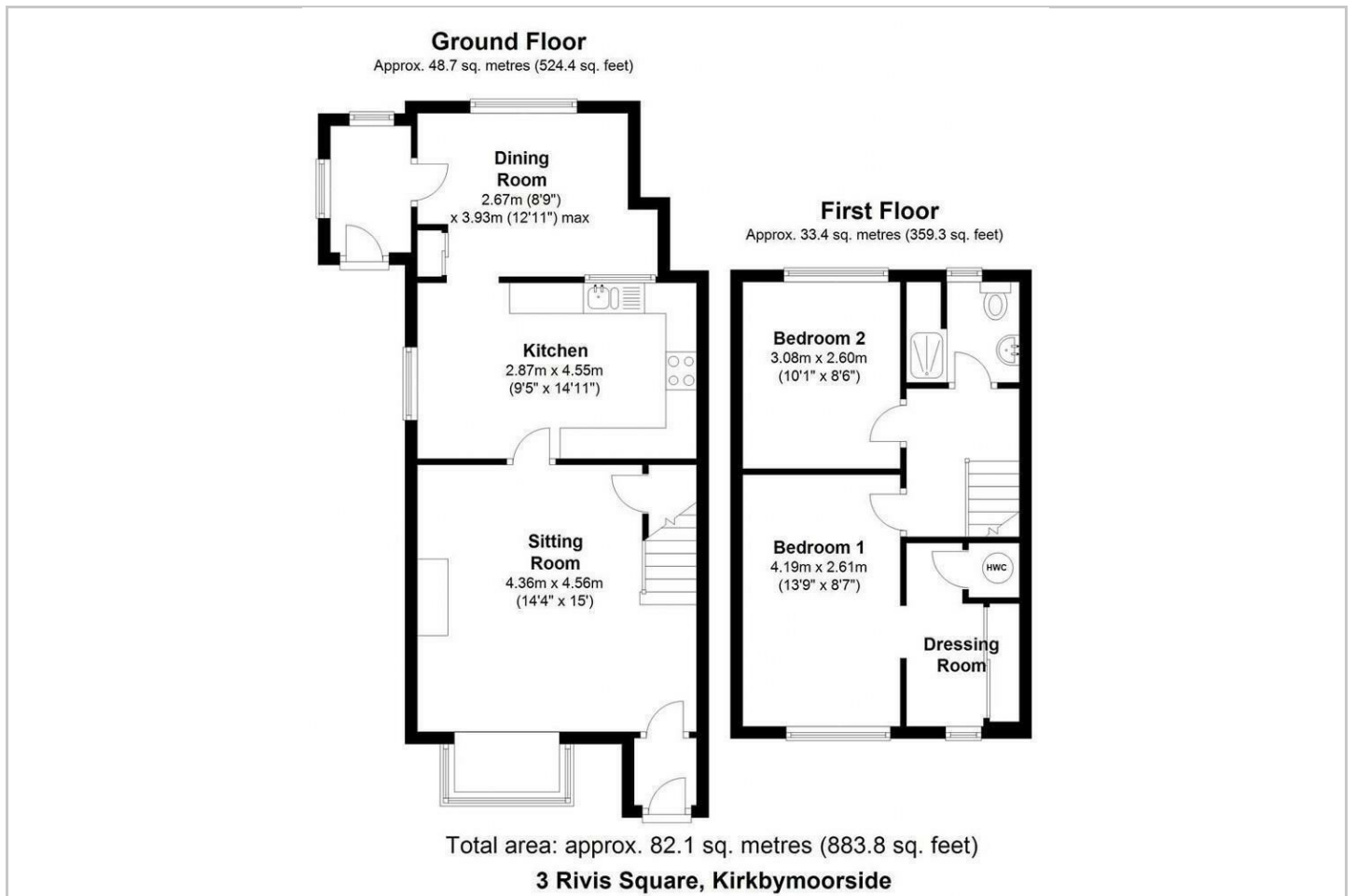
Hybrid Map



Terrain Map



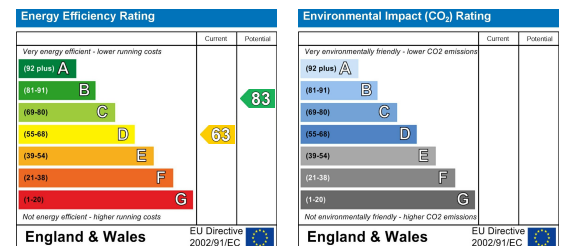
Floor Plan



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.