

## 39 FEVERSHAM DRIVE KIRKBYMOORSIDE



**An attractively presented, semi-detached property set within a well-established residential area with good sized gardens and ample off-street parking.**

640 square feet of modern, up-to-date accommodation:

Entrance vestibule – living room – breakfast kitchen

Two double bedrooms – bathroom

Gardens to the front and rear – Private off-street parking

**NO ONWARD CHAIN**

### **GUIDE PRICE £189,950**

A modern semi-detached house with a compact range of well-presented and up-to-date accommodation, set in a nice position within a well-regarded part of the town.

39 Feversham Drive comprises the southern half of a pair of pair and provides 640 square feet of accommodation. In brief: entrance vestibule, living room leading through to the breakfast kitchen. Upstairs are two double bedrooms and the bathroom. The property is fully double glazed; the central heating is gas fired and scores a C71 for energy efficiency.

Number 39 sits at the bottom of the cul-de-sac and has good sized grounds, with a lawned garden to the front and a sheltered, private west facing lawned garden at the rear. There is a very lengthy paved driveway to the side, along which there is plenty of space to park a number of vehicles.



Feversham Drive is a well-established residential area towards the southern edge of the town. Kirkbymoorside is a thriving market town with a wide range of amenities, including primary school, surgery, library and a variety of independent shops. Convenient also for the surrounding countryside; the neighbouring North York Moors National Park to the north and the Heritage Coastline to the east.

## ACCOMMODATION COMPRISES

### ENTRANCE VESTIBULE

uPVC front door. Inner door.

### LIVING ROOM

6.00 m (19'8") x 3.80 m (12'6")

Casement window to the front and side. Radiator. Television point. Stairs to the First Floor. Fitted understairs storage cupboard.



### BREAKFAST KITCHEN

3.80 m (12'6") x 2.34 m (7'8")

Range of modern fitted base and wall units with granite effect worktops incorporating a stainless-steel sink unit. Tiled splashbacks. Integrated electric double oven. Integrated four ring induction hob with extractor overhead. Dishwasher point. Washing machine point. Radiator. Recessed ceiling lights. Half glazed door to the rear. Window out to the rear.



### FIRST FLOOR

Loft inspection hatch - the loft is part boarded for storage and houses the gas fired central heating boiler.

### BEDROOM ONE

3.60 m (11'10") x 2.68 m (8'10")

Casement window to the rear. Radiator. Large over stairs linen storage cupboard with slatted shelving



### BEDROOM TWO

3.60 m (11'10") x 2.62 m (8'7")

Casement window to the front. Radiator.

### BATHROOM

2.68 m (8'10") x 1.40 m (4'7")

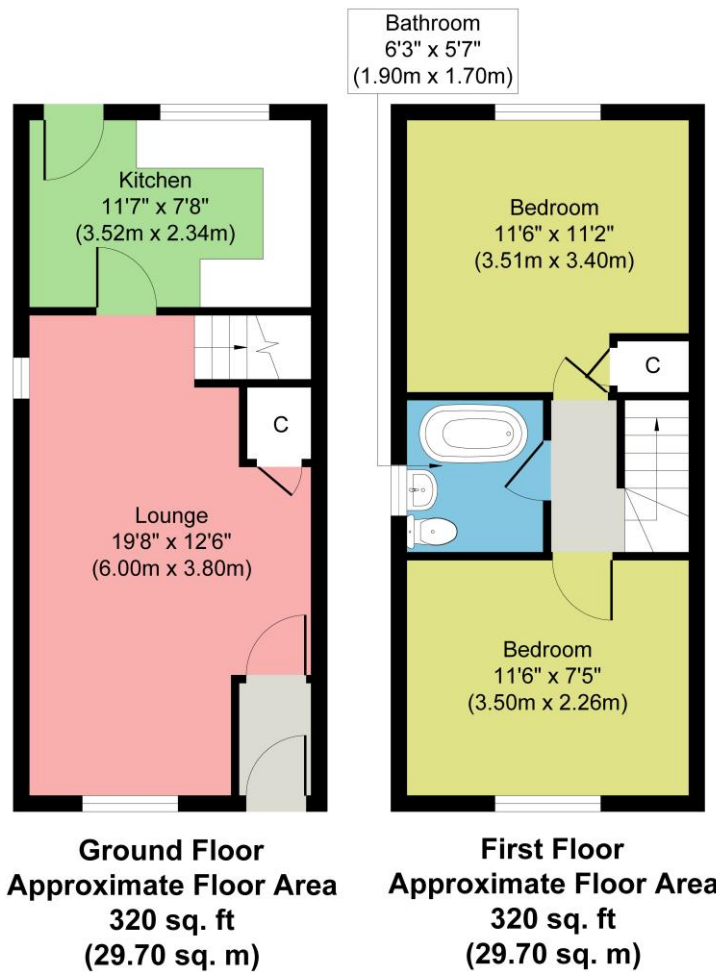
Modern white suite comprising bath with shower overhead and a fully tiled surround. Low flush WC. Wash hand basin set within vanity storage. Half tiled walls. Chrome heated ladder towel rail. Electric shaver point. Extractor fan. Casement window to the side.



### OUTSIDE

39 Feversham Drive sits at the bottom of the cul-de-sac with garden and grounds front and back and a lengthy driveway to the side providing private, off-street parking. There is a useful garden shed within the rear garden, which faces west and is sheltered and private.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## GENERAL INFORMATION

Services: Mains water drainage, gas and electricity.  
 Council Tax: Band B  
 Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.  
 Viewing: Strictly by appointment with the Agent's Pickering office.  
 Postcode: YO62 6DH  
 EPC: Current C/71. Potential B/87

*Room sizes are measured in metres to the nearest tenth of a metre on a wall-to-wall basis. The imperial equivalent (included in brackets) is given as an approximate guide. The services as described have not been tested and cannot be guaranteed. 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 within the firm's employment has the authority to make or give any representation or warranty in respect of the property.*

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