



4 Kirkdale Court | Kirkbymoorside YO62 6HN

4, Kirkdale Court offers accommodation lying over two floors which is deceptively spacious and well presented.

The property forms part of a residential development within the grounds of an impressive Victorian building that has been converted into residential properties. All properties are looked after under a management scheme which includes the maintenance of the grounds, external lighting and

decoration and buildings insurance. The property offers good accommodation whilst retaining many original feature and benefitting from Upvc double glazed windows and doors and full gas central heating.

Kirkbymoorside is an historic market town located at the foot of the North York Moors offering a good range of local shops, services, recreation and leisure facilities.



Guide Price £229,950

4 Kirkdale Court | Kirkbymoorside



RECEPTION HALLWAY

With central heating radiator, built in cupboards, staircase to first floor landing. Door to Cloakroom.

CLOAKROOM

With wash hand basin and low flush w.c., Tiled flooring, tiled splash-backs to wash hand basin, double glazed window with tiled sill,

SITTING ROOM

Spacious sitting room with french doors opening onto patio and the communal gardens with lovely views. Double glazed windows to either side of french doors and double glazed window to the front elevation. Central heating radiator, feature fireplace with wooden surround and marble effect back and hearth; shelving to each side of chimney breast and ceiling coving.

DINING KITCHEN

Housing a range of units comprising stainless steel one and a half bowl drainer sink unit with mixer tap over set within roll edged worktops, good range of wall and base units incorporating drawer compartment, complimentary wall tiling, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, double glazed windows to the front and side elevations; central heating radiator, extractor canopy over space for cooker.

FIRST FLOOR LANDING

Galleried landing with central heating radiator.

MASTER BEDROOM

With double glazed windows to the front and side elevations, built in airing cupboard with hot water cylinder, further built in wardrobe with hanging space and shelving; Central heating radiator.



BATHROOM

Comprising panelled bath with shower unit over, pedestal wash hand basin, low flush w.c. , partial wall tiling, chrome heated towel rail,

BEDROOM TWO

With double glazed window to the side elevation, central heating radiator, built in cupboard.

BEDROOM THREE

With two double glazed windows to the front elevations, double glazed window to the side elevation overlooking communal gardens and views beyond. Central heating radiator.

EXTERNAL

The drive leading to Kirkdale Court is communal.

There is an allocated parking space and GARAGE with the property.

SERVICES

Mains gas, electricity, water and drainage.

Gas fired central heating.

N.B.

1.) The freehold is held by a Management Company. A share of the Management Company will be included in the sale.

2.) The maintenance charge is £ 1,700 per annum.



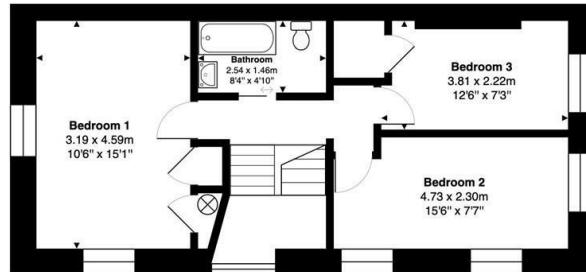
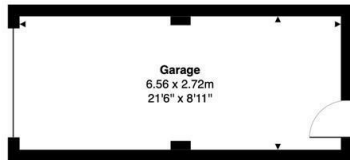
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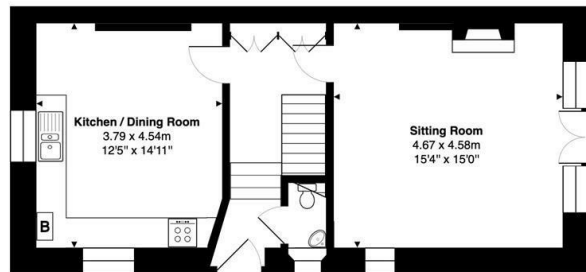


Gross Internal Area: 118.9 m² ... 1280 ft² (excluding garage)

All measurements are approximated for display purposes only and should be independently verified
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www.matthillier.co.uk



First Floor
Gross Internal Area: 50.9 m² ... 548 ft²



Ground Floor
Gross Internal Area: 50.1 m² ... 539 ft²

VIEWING

By appointment with the Agents, Pickering Office. Tel: 01751 472724.

COUNCIL TAX BAND

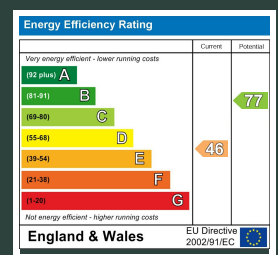
ENERGY PERFORMANCE RATING

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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