



4 Oak Close | Kirkbymoorside, York, YO62 6PR

Situated in a popular residential area of Kirkbymoorside this two bedroom mid terraced house offers itself as an ideal first time buy. Situated in a small cul de sac and just a short walking distance to the town centre and its amenities and also the primary school. The accommodation comprises; Entrance porch, sitting room, dining kitchen, two bedrooms and

family bathroom. The front garden is laid to lawn with driveway and garage and the rear with paved patio and lawn. The property has recently been updated to include a refitted kitchen and bathroom together with new central heating boiler. Internal inspection is highly recommended.



Guide Price £192,500

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Accommodation Comprises

Entrance Door

Leads to Porch .

Entrance Porch

With double glazed window and door to sitting room.

Sitting Room

12' x 11'5" (3.66m x 3.48m)

With coving to ceiling, understairs storage cupboard, stairs to first floor landing, central heating radiator and double glazed window to the front elevation.

Kitchen

18'4" x 8' (5.59m x 2.44m)

Housing a range of good quality units comprising, 1 1/2 bowl drainer sink unit with mixer tap over, extensive range of wall and base units incorporating drawer compartments, granite effect work surface, display units, built in oven with four ring hob and extractor canopy over. Central heating radiator, two double glazed windows to the rear elevation and door to outside.

First Floor

Landing

With built in cupboard housing boiler.





Bedroom One

18'5" max x 11'7" min x 10'9" (5.61m max x 3.53m min x 3.28m)

With two double glazed windows to the front elevation and central heating radiator.

Bedroom Two

12'5" max x 9'6" (3.78m max x 2.90m)

With double glazed window to the rear elevation, central heating radiator.

Bathroom

Comprising kidney shaped bath, shower unit with shower rose over, wash hand basin with cupboard below, tiled walls, chrome heated towel rail, double glazed window to the rear elevation.



Outside

Laid lawn to the front with driveway to the side having parking for 2 cars leading to good sized GARAGE with up and over door, light and power.

Enclosed rear garden with patio area and laid lawn and fencing to the boundaries.



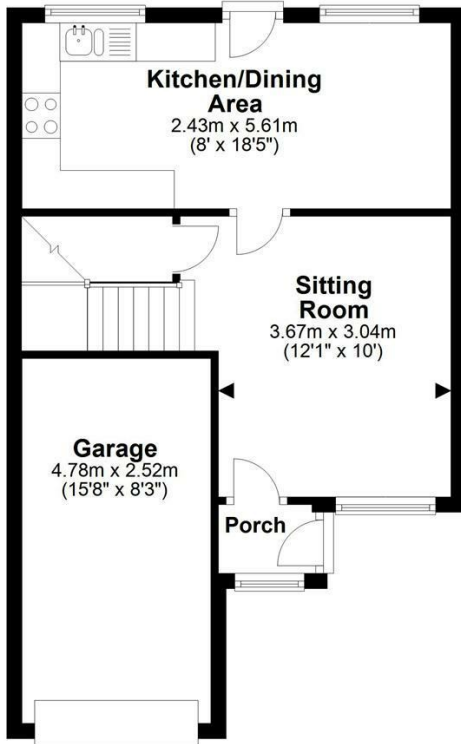
Services

Mains gas, electricity, water and drainage are connected.

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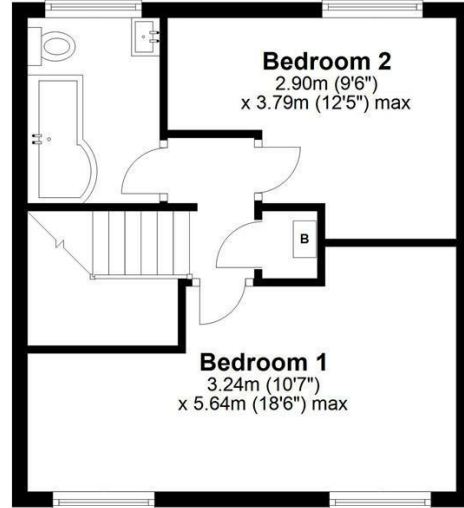
Ground Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



Total area: approx. 78.3 sq. metres (842.3 sq. feet)

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VIEWING

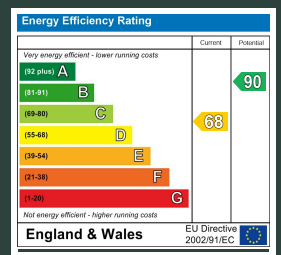
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