



## 6 New Road | Kirkbymoorside, York, YO62 6DY

A well proportioned semi detached bungalow situated on the south east of the market town of Kirkbymoorside where a wide range of facilities and leisure activities are available. The property currently offers three bedroom accommodation. A particular feature of this property is the extensive and southerly facing gardens on two levels backing onto open fields. Accommodation comprises, entrance hallway, spacious sitting room to the front, fitted kitchen to the rear, two good

sized bedrooms and shower room. To the first floor there is a third bedroom together with eaves storage. Outside there is a front garden, attractive gardens with laid lawns and decking area to the rear, flower/shrubbery borders and various other trees and shrubs together with garden shed. The bungalow is being offered with NO UPWARD CHAIN. Some modernisation is required.



**Guide Price £275,000**

# 6 New Road | Kirkbymoorside, York



## Accommodation Comprises

### Entrance Porch

Leads to:

### Reception Hallway

With central heating radiator, stairs to first floor landing.

### Kitchen

11'9" x 11'11" (3.58m x 3.63m)  
With 1 1/2 bowl drainer sink unit set within rolled edge work surfaces with tiled splash backs and tiled window sill, range of units, space for cooker with extractor canopy over, built in cupboard, built in airing cupboard housing hot water cylinder, plumbing for automatic washing machine, double glazed window to the rear elevation, central heating radiator and door to outside.

### Sitting Room

17' x 12' (5.18m x 3.66m)

With feature fireplace having wooden surround, marble effect inset, coal effect gas fire, central heating radiator, double glazed window to the front and side elevations.

### Bedroom One

12'11" x 11'11" (3.94m x 3.63m)

With built in wardrobes with cupboards above bed recess, central heating radiator, double glazed window to the rear elevation overlooking the garden.

### Bedroom Two

11'9" x 11'11" (3.58m x 3.63m)

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



### Shower Room

Comprising shower cubicle with shower unit, wall boarding, wash hand basin with cupboards below, low flush w.c., chrome heated towel rail, double glazed window to the rear elevation.

### Stairs from Hallway

Lead to first floor landing.

### Landing

With built in cupboard, additional shelving.

### Bedroom Three

9'11" x 11'11" (3.02m x 3.63m)

With under eaves storage, central heating radiator, double glazed window to the side elevation.

### Outside

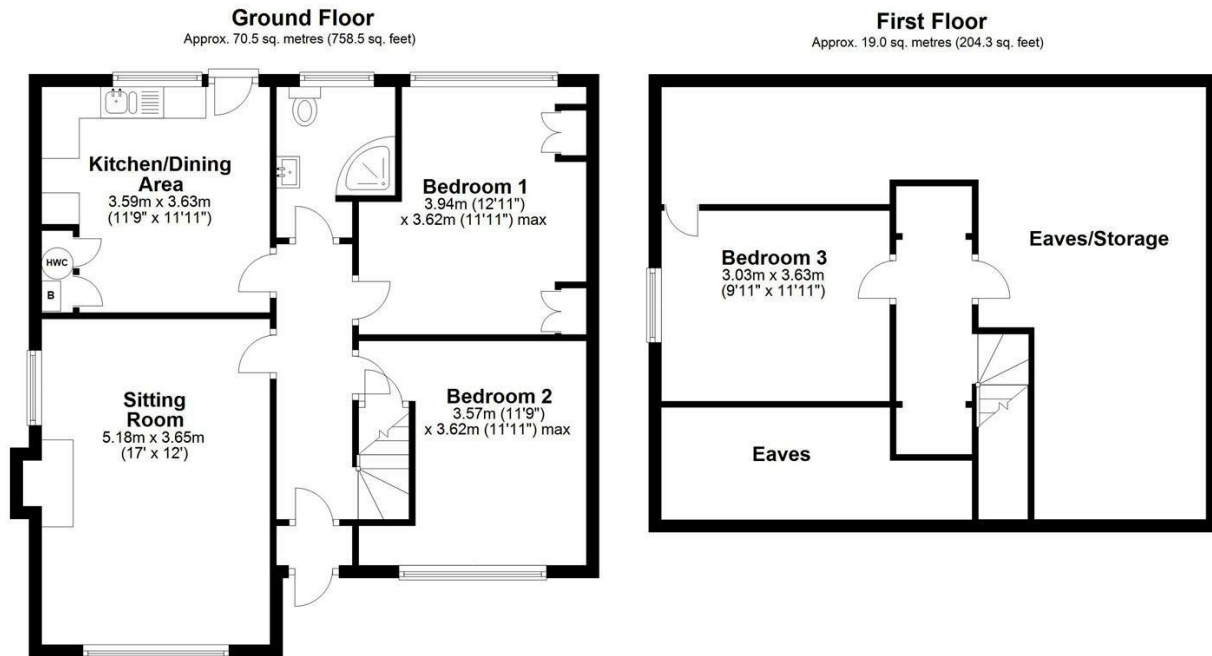
Low maintenance front garden with laid lawn, low retaining wall to the boundary, double gates leading to block paved area and pathway. Side access leads to attractive and good sized rear garden with several decking areas, laid lawn, garden shed and terraced rockery. Further area of lawn to the extreme rear with open views.

### Services

Mains electricity, gas, water and drainage are connected.



# 6 New Road | Kirkbymoorside, York



Total area: approx. 89.4 sq. metres (962.8 sq. feet)  
**6 New Road, Kirkbymoorside**

## VIEWING

Strictly By Appointment with the agents.

## COUNCIL TAX BAND

C

## ENERGY PERFORMANCE RATING

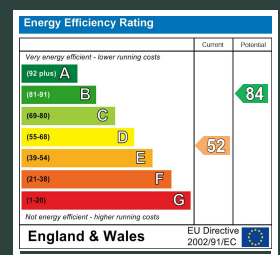
E

St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk

[boultoncooper.co.uk](http://boultoncooper.co.uk)



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

**BC**  
Est. 1801