

## 2 KIRKDALE COURT KIRKBYMOORSIDE



**An attractively refurbished single storey property, providing deceptively spacious two double bedroom accommodation, with landscaped grounds, allocated parking & garage.**

Well-proportioned accommodation of approximately 767 square feet comprising:  
entrance hall, living room with dining area, fitted kitchen,  
master bedroom with en-suite shower room, second double bedroom & shower room.

Landscaped communal gardens & grounds.

Allocated parking & single garage.

**No Onward Chain.**

### GUIDE PRICE £210,000



This attractively presented, single storey property is peacefully tucked away on the eastern most corner of Kirkdale Court, and enjoys far reaching views, together with well-maintained communal gardens and grounds, allocated off street parking and a single garage.

Kirkdale Court is a small development of individual houses and bungalows, created following an extensive redevelopment of a handsome Victorian property, and is located just off Gillamoor Road, within walking distance of the Market Place.

The property has been extensively renovated and offers well-appointed accommodation of approximately 767sq.ft, comprising entrance hall leading through to a large, triple aspect living room with dining area and French doors opening onto the garden, fitted kitchen, two double bedrooms and two shower rooms (one en-suite).

Kirkdale Court sits within well landscaped communal grounds, Number 2 occupies a corner plot, with lawned grounds to three sides, and given the slight elevation, the garden affords some lovely far-reaching views.

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**

### **ENTRANCE HALL**

Half-glazed front door. Alarm control pad. Loft inspection hatch. Consumer unit. Fitted storage cupboard housing the gas fired combi boiler. Radiator.

### **LIVING ROOM with DINING AREA** 5.40m (17'9") x 4.14m (13'7") max

A bright and spacious room with windows to three sides, and a set of French doors opening onto the garden, and with a lovely far-reaching view. Living flame gas fire set within a timber surround. Coving. Recessed spotlights. Television and telephone points. Two radiators.



### **KITCHEN**

3.74m (12'3") x 2.26m (7'5")

Range of kitchen cabinets incorporating a stainless steel sink unit. Electric cooker with extractor fan overhead. Dishwasher point. Automatic washing machine point. Tiled floor. Skylight. Radiator.



### BEDROOM ONE

3.60m (11'10") x 3.58m (11'9")

Two casement windows to the side. Recessed spotlights. Range of fitted bedroom furniture. Radiator.



### BEDROOM TWO

3.10m (10'2") x 2.80m (9'2")

Casement window to the side. Recessed spotlights. Radiator.



### EN-SUITE SHOWER ROOM

2.80m (9'2") x 1.80m (5'11")

White suite comprising walk-in shower cubicle with dual rainhead shower, wash basin, and low flush WC. Tiled walls and floor. Electric shaver point. Extractor fan. Recessed spotlights. De-misting bathroom mirror. Chrome, heated towel rail.



### SHOWER ROOM

2.57m (8'5") x 1.58m (5'2")

White suite comprising walk-in shower, wash basin, and low flush WC. Tiled walls. Electric shaver point. Extractor fan. Recessed spotlights. Chrome, heated towel rail.



### OUTSIDE

Kirkdale Court is surrounded by mature grounds which are cared for as part of the maintenance agreement in place. 2 Kirkdale Court has garden and grounds to three sides, with an outside seating area and a lovely view south. There is off-street parking in an allocated space close to the property.

### SINGLE GARAGE

6.55m (21'6") x 2.69m (6'10")

Up and over door. Electric light and power. Overhead storage. Personnel door to the rear.





## GENERAL INFORMATION

- Services:** Mains water, electricity, gas, and drainage. Gas central heating.
- Tenure:** We understand that the property has a share of the Freehold, together with a Leasehold for an initial term of 999 years. A maintenance charge of £1,500 per annum is payable, which covers upkeep of the gardens, external decoration, and includes buildings insurance. A peppercorn ground rent is payable.
- Post Code:** YO62 6HN.
- EPC Rating:** Current: D/65 Potential B/86
- Council Tax:** Band: C (North Yorkshire Council).
- Viewing:** Strictly by prior appointment through the Agent's office in Pickering

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

