

1 SHIRE GROVE KIRBY MISPERTON



A detached three-bedroom house in need of some cosmetic updating, forming part of a small development within this conveniently placed village between Malton & Pickering.

Entrance hall, guest cloakroom, lounge diner, kitchen,
first floor landing, master bedroom, en-suite shower room,
two further bedrooms & house bathroom.

Gas central heating & uPvc double-glazing.

Driveway parking, integral garage & gardens to three sides.

Conveniently located village situated within easy reach of both Malton & Pickering.

ASKING PRICE £220,000

This detached, three-bedroom house dates from the early 1990s and occupies a corner plot on the approach into the cul de sac. The property is offered for sale with no onward chain, and whilst it would now benefit from some gentle updating and improvement, it has the advantage of a replacement gas central heating boiler, a modern consumer unit, and uPvc double-glazed windows and French doors.

The overall accommodation amounts to almost 970sq.ft and briefly comprises entrance hall, guest cloakroom, a 22ft lounge diner, kitchen, first floor landing, master bedroom with en-suite shower room, two further bedrooms and a house bathroom. An integral single garage offers scope to expand the living accommodation, if required, subject to securing any appropriate consents.

Externally there are gardens to three sides of the house, and a block paved driveway leads to the garage. Whilst at present the gardens are not fully enclosed, there is no particular reason why these could not be fenced off to create increased privacy.

Kirby Misperton is a pleasant village situated between Pickering and Malton, where there are a wide range of facilities. The village itself benefits from a well-supported village hall, church and a regular bus service. There is easy access to the A169 which links into the A64 providing good access to York, Scarborough and Leeds. Shire Grove is a quiet cul de sac made up exclusively of detached properties, located just off the main village street; Number 1 is easily identifiable by our 'For Sale' board.

ACCOMMODATION

ENTRANCE HALL

3.8m x 1.8m (max) (12'6" x 5'11")

Staircase to the first floor. Understairs cupboard. Personnel door to the garage. Coat hooks. Thermostat. Radiator.

GUEST CLOAKROOM

2.1m x 1.1m (6'11" x 3'7")

Low flush WC and wash basin. Casement window to the side. Radiator.

LOUNGE DINER

6.7m x 3.4m (max) (22'0" x 11'2")

Feature fireplace with Adam style surround (flue in situ for a gas fire). Coving. Television point. Telephone point. Two wall lights. Casement window and French doors to the rear. Radiator.



KITCHEN

3.0m x 2.1m (9'10" x 6'11")

Range of kitchen units incorporating a stainless steel, single drainer sink unit. Electric oven, and four ring electric hob with extractor hood. Automatic washing machine point. Casement window to the front. Radiator.



FIRST FLOOR

LANDING

Airing cupboard housing the hot water cylinder with electric immersion heater. Loft hatch.

BEDROOM ONE

3.8m x 3.1m (min) (12'6" x 10'2")

Casement window to the front. Radiator.



BEDROOM THREE

3.5m x 2.4m (11'6" x 7'10")

Casement window to the rear. Radiator.



EN-SUITE SHOWER ROOM

2.1m x 0.9m (6'11" x 2'11")

Walk-in shower cubicle and wash basin. Extractor fan. Fully tiled walls. Casement window to the side. Radiator.

HOUSE BATHROOM

2.4m x 2.1m (7'10" x 6'11")

Matching coloured suite comprising bath, wash basin and low flush WC. Casement window to the rear. Radiator.



BEDROOM TWO

4.9m x 2.5m (16'1" x 8'2")

Casement window to the side and Velux roof light to the front. Radiator.



OUTSIDE

There are gardens on three sides of the house, the areas of the side and rear are mostly laid to lawn, along with a paved patio area at the rear. The front garden is mostly gravelled for ease of maintenance. A block paved driveway leads to an integral single garage and offers space to park.

INTEGRAL SINGLE GARAGE

4.8m x 2.5m (15'9" x 8'2")

Worcester gas fired central heating boiler. Electric light and power. Up and over door to the front. Personnel door to the Hall.

GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage.
Gas central heating.

Council Tax: Band: C (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO17 6XZ.

EPC Rating: Current: D66. Potential: B81.

Viewing: Strictly by prior appointment through the Agent's office in Malton.



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.



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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