

**Hayfield House, Main Street, Kirby Misperton,
North Yorkshire, YO17 6XL
Guide price £425,000**

Hayfield House is a detached four bedroom bungalow dating back to 1977 and has recently undergone a full renovation to a very high standard throughout.

This property briefly comprises; entrance hallway, house bathroom, master bedroom, kitchen with separate dining area, sitting room and sunroom. Attached garage and workshop on the ground floor. To the first floor there is a further 3 bedrooms and guest cloakroom. Driveway and garage parking with lawned garden to rear. The front garden is well stocked with spring bulbs and surrounded by mature oaks and various hedging. The side and rear gardens are primarily laid to lawn with clearly defined boundaries of laurel/beechn and hawthorn hedging. In addition to an adjoining garage and workshop, there is a gated driveway with plenty of parking space for cars/caravan and/or motorhome and some useful outhouses to the rear plus a greenhouse. For the nature lovers there is also an active hedgehog house and insect hotel housed within the safe haven of the rear garden.

Kirby Misperton lies to the west of the A169 between the market towns of Pickering (approx 4 miles to the north) and Malton (approx. 7 1/2 miles to the south). There is a regular bus service from the village and both towns offer a wide range of amenities. The North York Moors are a short car journey away and the east coast can be reached in under 45 minutes.

EPC Rating C

Energy Efficiency Rating	
Current	Potential
71	83

Environmental Impact (CO ₂) Rating	
Current	Potential
73	75

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916 600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



ENTRANCE HALLWAY

Feature door to front aspect with fully glazed windows either side, grey tile effect laminate flooring, radiator, power points, stairs to first floor landing, cloaks cupboard, airing cupboard housing hot water cylinder, integral door to garage.

HOUSE BATHROOM

Window to front aspect, low flush WC, wash hand basin with pedestal, panel enclosed p-shaped bath with shower over and glass screen, grey tile-effect laminate flooring, extractor fan.

MASTER BEDROOM

10'0" x 14'5" (3.06m x 4.40m)

Window to rear aspect, wood flooring, radiator, power points

KITCHEN

9'7" x 17'9" (2.93m x 5.43m)

Windows to front and side aspect, shaker style kitchen of tall, wall and base units with oak worktops, ceramic, sink and tap, double electric oven, induction hob, extractor fan (built into original chimney), space for washing machine, space for fridge, grey tile effect laminate flooring, spot lights, radiator, power points.

DINING AREA

15'7" x 6'10" (4.76m x 2.10m)

Windows to side and rear aspects, feature door to front garden, grey tile-effect laminate flooring, radiator, power points.

SITTING ROOM

11'3" x 18'11" (3.43m x 5.77m)

Opening to sun room, door to dining room, wood flooring, feature log burner with oak mantle, TV point, telephone point, power points, radiator.

SUN ROOM

10'11" x 18'11" (3.33m x 5.77m)

Window to rear aspect, sliding doors to rear aspect, wood flooring, power points, TV point, spot lights, radiator

FIRST FLOOR LANDING

Storage cupboard, radiator, power points, eaves storage.

CLOAKROOM

Velux window to front aspect, low flush WC, wash hand basin within vanity unit.

BEDROOM TWO

13'0" x 14'5" (3.98m x 4.40m)

Over stairs storage cupboard, dormer window to rear aspect, radiator, power points,

BEDROOM THREE

13'0" x 14'8" (3.98m x 4.48m)

Window to side aspect, radiator, power points, eaves storage.

NURSERY

6'2" x 8'8" (1.88m x 2.66m)

Velux window, radiator, loft hatch access.

GARDEN STORE

9'7" x 7'4" (2.93m x 2.25m)

STORE ROOM

3'8" x 7'4" (1.12m x 2.25m)

WOOD STORE ROOM

3'6" x 7'4" (1.07m x 2.25m)

GARAGE

14'9" x 10'0" (4.50m x 3.07m)

Wooden door, window to side aspect, door to workshop, power points, lighting.

WORKSHOP

8'0" x 10'0" (2.46 x 3.07m)

Door to rear, window to side aspect, power and lighting.

GARDEN

The front garden is well stocked with spring bulbs and primarily laid to lawn with clearly defined boundaries and surrounded by mature oaks and various hedging. West facing rear gardens are primarily laid to lawn with clearly defined boundaries of laurel/beechn and hawthorn hedging. In addition to an adjoining garage and workshop, there is a gated driveway with plenty of parking space for cars/caravan and/or motorhome and some useful outhouses to the rear plus a greenhouse. For nature lovers there is an active hedgehog house and insect hotel housed within the safe haven of the rear garden.

SERVICES

Mains water and electricity are connected. Gas fired central heating. Connection to mains drains.

COUNCIL TAX BAND E

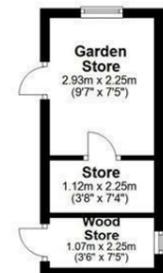
TENURE

Freehold.



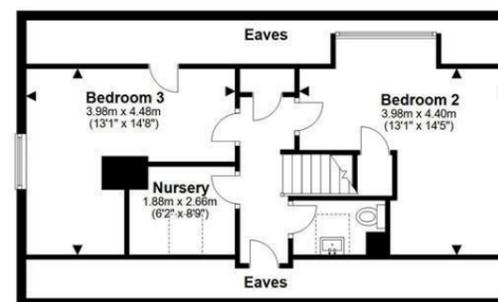
Ground Floor

Approx. 131.7 sq. metres (1417.6 sq. feet)



First Floor

Approx. 60.7 sq. metres (653.7 sq. feet)



Total area: approx. 192.4 sq. metres (2071.3 sq. feet)

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