

12 WILLOW RISE KIRKBYMOORSIDE



Detached bungalow, situated within a quiet cul-de-sac and occupying an elevated position with a far reaching aspect.

1,102 square feet of accommodation, in need of some cosmetic updating

Sitting room, kitchen, dining room and garden room.

House bathroom and three bedrooms.

Generous level of off-street parking. Garage

Decent gardens to the front and rear.

Double glazed. Gas central heating

GUIDE PRICE £245,000

A detached three-bedroom bungalow located in an elevated position towards the top of Willow Rise, on the northern fringes of Kirkbymoorside.

The bungalow has extended accommodation amounting to 1,100 square feet in total and although it would benefit from some updating and improvement throughout has scope to create a comfortable home with versatile accommodation.

In brief the bungalow provides the following accommodation; entrance hall, sitting room with wood burning stove, breakfast kitchen with adjoining dining room and separate garden room to the rear. Up to three bedrooms and house bathroom. Mature gardens to the front and rear and off street parking on the driveway to the side. Sizable, detached garage with workshop area.



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 COMPRISES

ENTRANCE HALL

Wood flooring. Door to the front with window to the side. Radiator. Loft inspection hatch.

SITTING ROOM

4.70 m (15'5") x 3.90 m (12'10")

Curved bay window to the front. Fireplace housing wood burning stove. Wood flooring. Television point. Radiator.



KITCHEN

6.40 m (21'0") x 2.44 m (8'0")

White gloss units with a butcher block style worktop incorporating double bowl sink units. Integrated electric oven. Integrated five ring gas hob with extractor overhead. Automatic washing machine point. Ideal logic gas fired central heating boiler. Vertical radiator.



DINING ROOM

3.77 m (12'4") x 3.40 m (11'2")

Double doors out onto the garden. Wood flooring,



GARDEN ROOM

3.77 m (12'4") x 3.40 m (11'2")

Radiator. Double doors out to the side.

BEDROOM ONE

3.90 m (12'10") x 3.30 m (10'10")

Pair of casement windows to the front. Radiator. Coving.

BEDROOM TWO

3.20 m (10'6") x 2.82 m (9'3")

casement windows to the rear. Radiator. Coving.



BEDROOM THREE

3.37 m (11'1") front x 1.95 m (6'5")

Window to the front. Radiator. Airing cupboard with slatted shelving.

BATHROOM

2.66 m (8'9") x 2.43 m (8'0")

Corner shower cubicle. Bath. Wash hand basin set within a vanity unit. Low flush WC. Vertical radiator. Chrome heated ladder towel rail. Pair of windows to the rear. Wood floor.



OUTSIDE

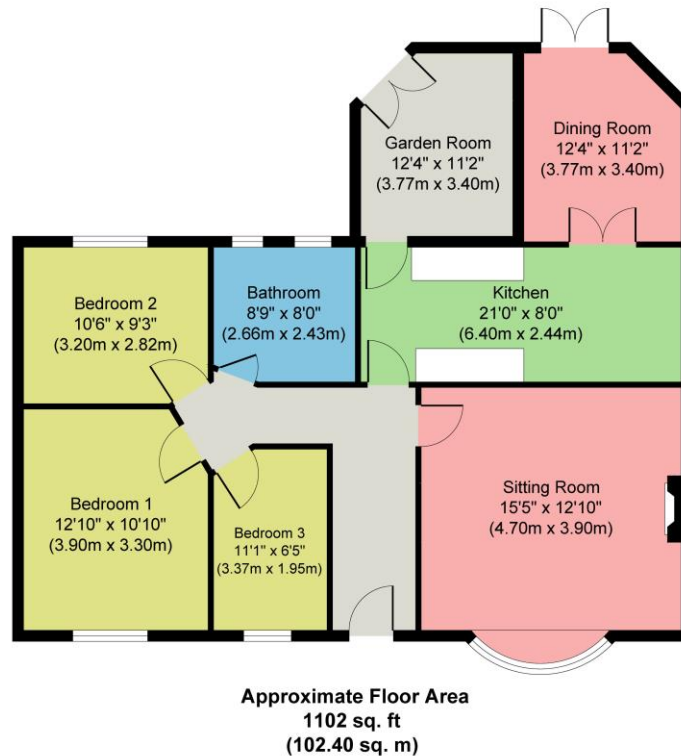
The property is set well back from the street and has a lawned garden to its front and a generous driveway, providing ample parking and leading to the detached garage. To the rear the garden has a raised patio area and further lawned garden. Outside water supply.



GARAGE

6.00 m (19'6") x 4.86 m (15'9")

Metal roller shutter door. Window to the rear. Personal door to the side. Electric light and power.



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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GENERAL INFORMATION

Service: Mains drainage, water, gas and electric. Central heating is gas fired.

Council Tax: Band D

Post Code: YO62 6BZ

Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.

Viewing: Strictly by appointment with the Agent's Pickering office.

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. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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