



ILLINGWORTH~WOOD

IN ASSOCIATION WITH



AINTHORPE WEST LUND, KIRKBYSMOORSIDE YO62 6AP

A Three bedroomed centrally heated, sealed unit double glazed chalet style bungalow situated a short stroll from the ancient market town of Kirkbymoorside. The gardens have been hard landscaped for ease of maintenance purposes. Kirkbymoorside is ideally placed to enjoy the renowned North York Moors National Park and the coastal resorts of Scarborough and Whitby as well as the ancient market towns of Pickering, Helmsley and Malton.

Accommodation briefly comprises: Ground Floor – front entrance hall, sitting room, dining room, kitchen, rear entrance lobby, bedroom one, bathroom and conservatory.

First Floor – bedrooms two, three and separate w.c.

Externally – detached garage, car standing area, greenhouse and gardens.

PRICE GUIDE £230,000

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The Mayfair Office, London 0870 112 7099

www.mayfairoffice.co.uk

ALSO IN ASSOCIATION WITH



FRONT ENTRANCE HALL:

Front door with stained glass panels. Doors lead through to sitting room, dining room, kitchen, bedroom and bathroom. Ceiling cornicing. Radiator.

SITTING ROOM: 16'10" max x 10'11" max

Coal effect gas fire with timber surround, quarry tiled cheeks and hearth. Built in cupboards to either side. Glazed double doors to front garden giving southerly aspect. Two Radiators. Ceiling cornicing.

DINING ROOM: 14'7" max x 9'11" max

Glazed double doors through to conservatory. Staircase to first floor. Radiator.

KITCHEN: L-shaped, 10'11" max x 12'1" max

Fitted kitchen. Built in coat cupboard. Glazed tiled walling and flooring. Radiator. Part glazed door leading through to rear entrance lobby. Airing cupboard with radiator.

REAR ENTRANCE LOBBY:

With quarry tiled flooring. Plumbing for automatic washing machine.

BEDROOM ONE: 10'11" x 10' plus depth of built in

wall to wall wardrobes
Wall mounted cupboards. Windows giving southerly aspect. Radiator. Exposed timber flooring.

BATHROOM:

White suite comprising panelled bath with mixer tap over and shower attachment. Folding shower screen. Vanity Unit. Low level w.c. Glazed tiled walling. Radiator. Windows with privacy glass. Extractor fan.

CONSERVATORY: 11'2" x 7'7"

Quarry tile flooring. Radiator. Sliding door to garden.

FIRST FLOOR LANDING:

Doors leading through to bedrooms two and three.

BEDROOM TWO: 12'9" x 16'9" into low eves

Cathedral style ceiling. Two velux roof lights. Radiator.

BEDROOM THREE: 10'8" x 8'1" into low eves

Part cathedral style ceiling. Velux roof light. Feature beam.

SEPARATE W.C.:

White low level W.C. Wash hand basin. Radiator

EXTERNALLY:

DETACHED GARAGE: 10' internal width x 26'7" internal depth

Up and over door. Personal door. Power laid on. Paved and gravelled car standing area in front of garage leading from West Lund.

FRONT GARDEN:

Hard landscaped front garden area with planters comprising gravelled areas, footpath leading to front door and stone pavers leading to side garden.

WEST GARDEN:

Hard landscaped side garden area with two quarry tile sitting out areas with pavers leading round to rear of property and onto further covered sitting out area giving access to greenhouse. Well-stocked planters. Part bounded by walling.

EAST GARDEN:

Footway giving access to personal gate on to car standing area and also to front garden. Part bounded by hedgerow.

NOTE:

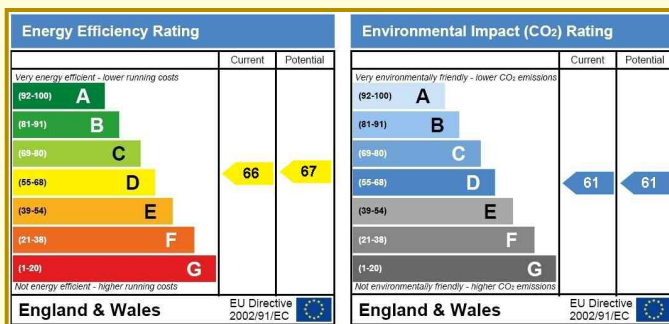
To the front and eastern elevation of the property there are three elevated planters that have been covered with a membrane and further covered with gravel for ease of maintenance. There will be no difficulty for the gravel and membrane to be removed and these planters then to reused for flowers/vegetables etc.

THE PROPERTY MISDESCRIPTION ACT:

Due to this act we no longer feel able to comment on the SERVICES, TENURE AND RIGHTS OF WAY of any property.

VIEWING:

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York. Telephone 01751 431107 or Fax 01751 433005.



Peter Illingworth FNAEA and Mrs Christine J Illingworth
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