



**7, Eastway Close,  
Kirkbymoorside, York, YO62 6NG  
Price Guide £458,000**



A substantial detached double glazed, five bedroom family home offering very flexible accommodation for modern day living, with great scope to re-configure and extend further, subject to the appropriate consents.

The property has recently been upgraded with an air source heat pump, solar panels and battery storage, which is connected into the National Grid to sell back into, making this a very eco friendly property.

On the ground floor: Front entrance hall, sitting room, open plan kitchen/dining area, substantial utility room, study, cloak room, rear entrance lobby, integral garage. First floor: Galleried landing, principal bedroom with en-suite bathroom and separate dressing room, four further bedrooms, house bathroom with separate shower.

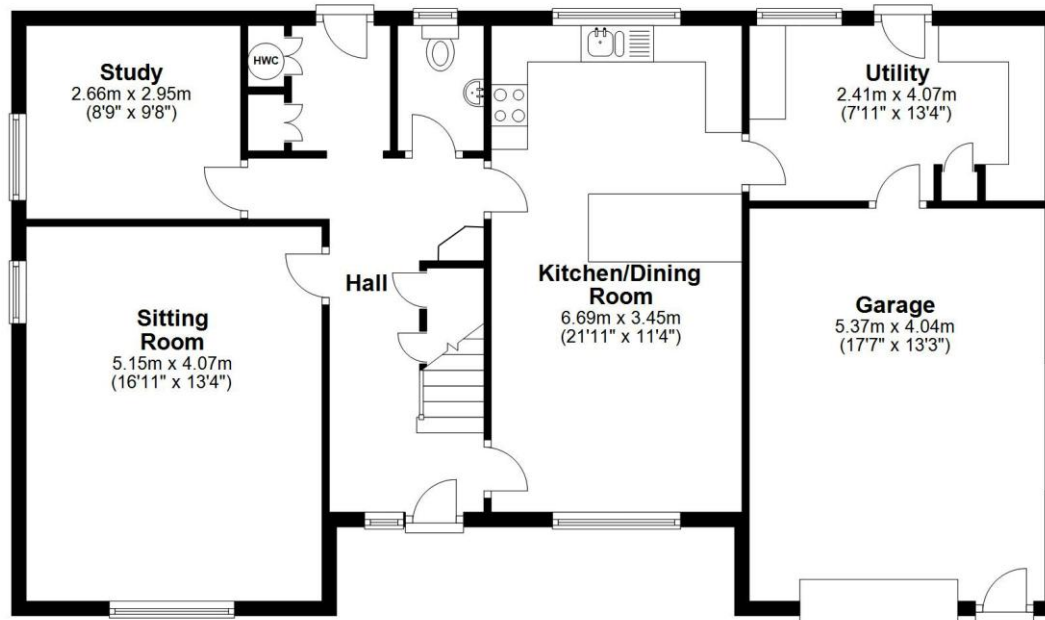
Externally tarmaced car standing area to the front of the house, with lawned gardens and large paved patio area and garden pond.

Kirkbymoorside has a good range of local amenities. The town falls under the popular Ryedale School catchment area. The renowned North York Moors National Park and Great Dalby Forest are within a short drive. The coastal resorts of Scarborough and Whitby plus the ancient city of York are easily commutable.



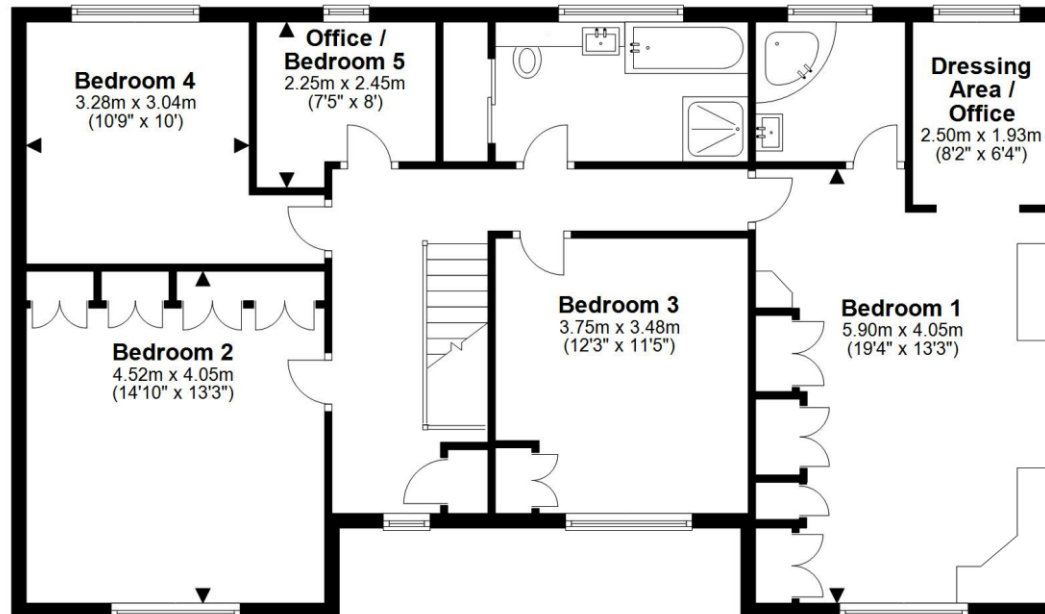
### Ground Floor

Approx. 103.7 sq. metres (1116.2 sq. feet)



### First Floor

Approx. 103.7 sq. metres (1116.2 sq. feet)



Total area: approx. 207.4 sq. metres (2232.4 sq. feet)

7 Eastway Close, Kirkbymoorside

For illustration purposes only











**Tenure:** We understand the property to be freehold. Freehold vacant possession will be given on completion.

**Services:** Mains drainage and electricity are laid on. The property is currently on full fiber for Broadband.

**Property Tax:** Band F

**Energy Performance Rating:** Band B

**Photography:** By Peter Illingworth

**Need to sell your own property?**

Contact Peter Illingworth on 01751 431107 for no-obligation advice.

**What3words** ///eating.lunch.reseller

**Viewing:**

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York. Tel: 01751 431107

**Broadband:**

Basic 16 Mbps

Superfast 80 Mbps

Ultrafast 8000Pbps

**Mobile Coverage:** EE, Vodafone, Three, O2

**Satellite/Fibre TV Availability:** BT and Sky



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