

Peter
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ESTATE AGENTS

4, Cedar Vale
Kirkbymoorside, York, YO62 6BU
Price Guide £189,950

www.peterillingworth.co.uk
Freehold
EPC Band C, Property Tax Band C

In need of some updating

A semi-detached bungalow occupying a pleasant position within this established residential cul-de-sac, offering an excellent opportunity for a buyer wishing to modernise and personalise a well-proportioned home. The property benefits from gas-fired central heating, space for 2 vehicles, plus additional space for a vehicle.

The accommodation includes an entrance hall leading to a good-sized sitting room/dining area with a wide front window providing generous natural light. The kitchen, located to the side, offers direct access onto the drive and provides scope for refurbishment. There are two bedrooms - one double and one single - along with a bathroom arranged off the inner hallway.

Externally, the property enjoys a front lawned garden with planted border, and a driveway providing off-street parking. To the rear is an enclosed lawned garden featuring mature borders, and fencing, offering a private and manageable outdoor space.

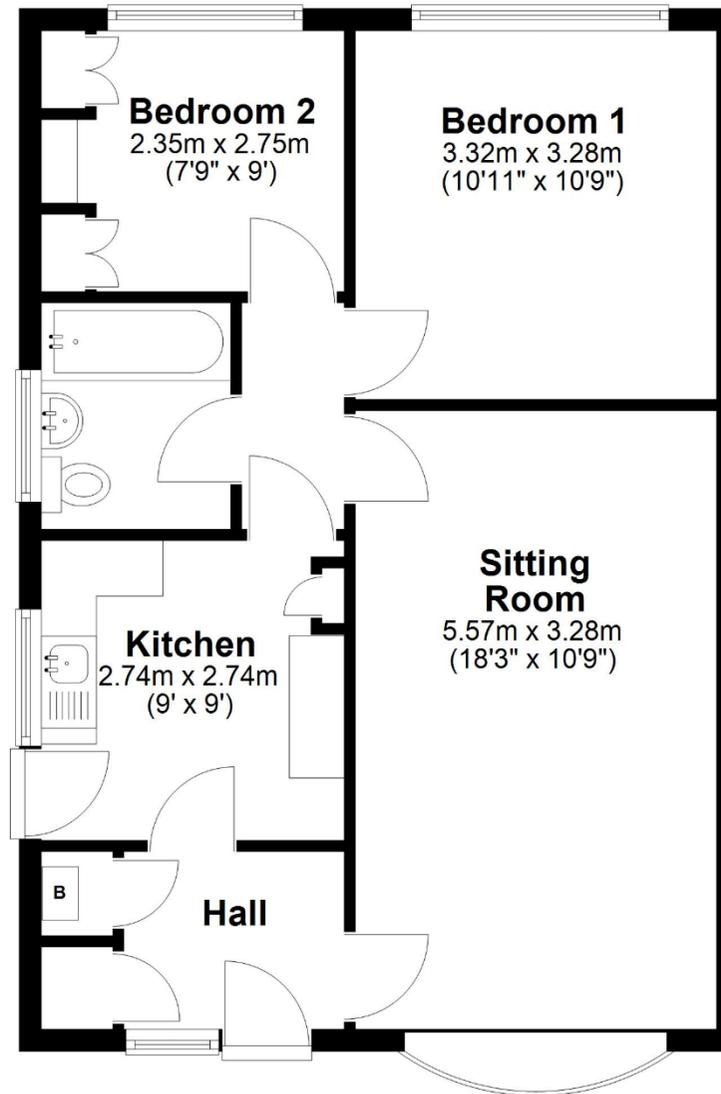
Cedar Vale is ideally situated for access to the amenities of Kirkbymoorside, including local shops, cafés, a medical practice, primary school, library, and sports and leisure facilities. Bus services to Pickering and Helmsley, are also within easy reach. The North York Moors and surrounding countryside provide superb opportunities for outdoor recreation just moments away.

A well-located bungalow with great potential - early viewing is recommended.



Ground Floor

Approx. 55.4 sq. metres (596.7 sq. feet)



Total area: approx. 55.4 sq. metres (596.7 sq. feet)

4 Cedar Vale, Kirkbymoorside

For information purposes, not to scale





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

Services: Mains water, drainage, gas, and electricity are laid on.

EPC: Band C

Property Tax: Band C

Broadband:

Basic 17 Mbps, Superfast 48 Mbps, Ultrafast 1800 Mbps.

Mobile Coverage:

EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT and Sky

Flood Risk: Very low

What3Words: ///conveying.inkjet.hospitals

Photography: By Peter Illingworth

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti-Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

Need to sell your own property? Contact Peter Illingworth on 01751 431107 for no-obligation advice.

Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York.

Tel: 01751 431107



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