

Peter
illingworth
ESTATE AGENTS



**7, Howkeld Close
Kirkbymoorside, York, YO62 6FN
Price Guide £300,000**

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

A beautifully presented modern, gas fired centrally heated, double glazed, timber framed detached bungalow, quietly positioned within a popular residential development in Kirkbymoorside. This attractive home offers well-proportioned accommodation, excellent natural light, and generous outdoor space, making it ideal for those seeking single-storey living in a convenient location.

The accommodation includes a stylish open-plan kitchen and dining area with French doors to the rear garden, a spacious separate living room with a bay-style front window, and a well-appointed master bedroom with en-suite shower room. There are two further bedrooms, each well sized, along with a modern family bathroom featuring a separate shower cubicle.

Outside, the property benefits from a front lawned garden and a driveway providing private car standing. To the rear is a fully enclosed, neatly laid lawned garden with pergola features and paved seating areas - perfect for enjoying the sunshine and outdoor entertaining.

Kirkbymoorside offers a superb range of amenities all within easy reach, including local shops, cafés, a primary school, medical practice, sports facilities, and regular bus services to surrounding towns. The North York Moors National Park sits moments away, providing excellent walking, cycling, and scenic countryside on the doorstep.

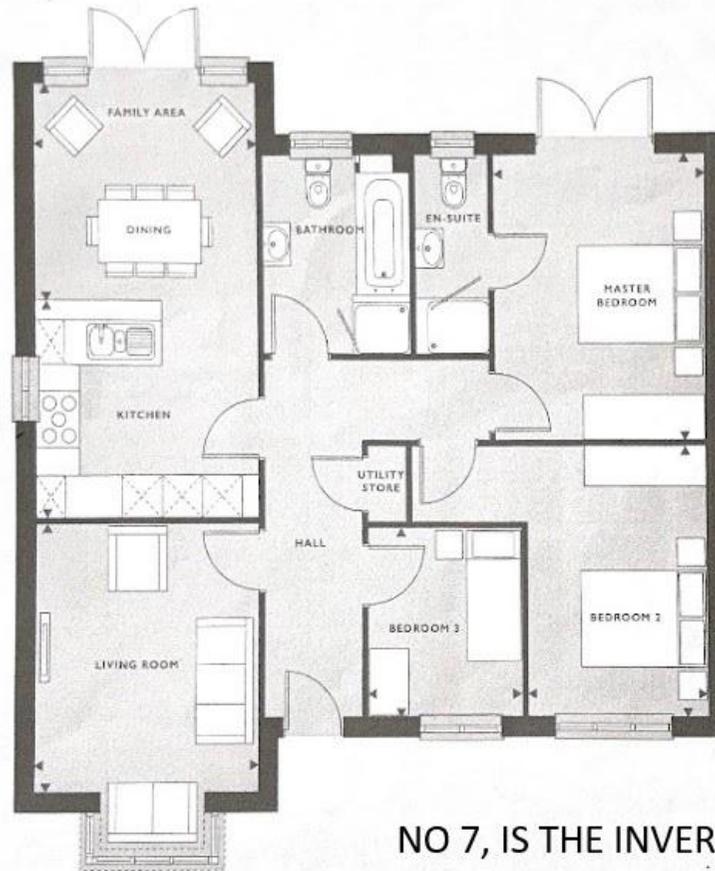
A wonderfully presented modern bungalow in a sought-after location - early viewing is highly recommended.



THE ORWELL

THREE BEDROOM HOME

947 SQFT
879 M²



NO 7, IS THE INVERSE OF THIS
PLAN

FEATURES:

- Stylish open-plan kitchen/dining room
- Spacious separate living room with beautiful bay window
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Two sets of French doors leading to the rear garden
- Modern family bathroom with separate shower cubicle

GROUND FLOOR

KITCH/DINING/ FAMILY	3.3M X 6.15M	10'10" X 20'2"
LIVING ROOM	3.3M X 3.79M	10'10" X 12'5"
MASTER BEDROOM	3.11M X 4.01M	10'3" X 13'2"
BEDROOM 2	2.67M X 3.9M	8'9" X 12'10"
BEDROOM 3	2.32M X 2.67M	7'8" X 8'9"

Some plots may be subject to additional gable and bay windows.

All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay window. The external elevations, architectural detailing and floor plans of individual housetypes may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Please ask our Sales Consultants for detailed information. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Properties Ltd. reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Countryside Properties 31st March 2020. The Orwell, Revision 0, RB 8335 002.



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 B

Property Tax: Band D

Broadband:

Basic 16 Mbps, Superfast 35 Mbps, Ultrafast 1800 Mbps.

Mobile Coverage:

EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT and Sky

Flood Risk: Very low

What3Words: ///hails.adjuster.entertainer

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



16 Market Place, Kirkbymoorside,
York, YO62 6DA

T. 01751 431107

E. kirkbymoorside@peterillingworth.co.uk

T. 01751 475557

E. maltonhub@peterillingworth.co.uk

T. 01751 475557

E. pickering@peterillingworth.co.uk

www.peterillingworth.co.uk

41-43, Maddox Street, London, W15 2PD

T. 08701 127 099

E. info@mayfairoffice.co.uk W. www.mayfairoffice.co.uk

MAYFAIR
office.co.uk

NAEA
National Association of
Estate Agents

onTheMarket.com

The Property
Ombudsman
SATA

Important Notice:

Peter Illingworth Estate Agents for themselves and for the Vendors or Lessors of this property, whose agents they are; give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representatives of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;

- iii) no person in the employment of Peter Illingworth Estate Agents has any authority to make or give any representation or warranty given whether by Peter Illingworth Estate Agents and Associates or the Vendors or the Lessors of this property.

It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer. The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.