



Peter
illingworth
ESTATE AGENTS

10, Bridge Row,
Kirkbymoorside, York, YO62 6FQ
Price Guide £395,000

www.peterillingworth.co.uk
Freehold
Property Tax Band E EPC Band B

Situated in an enviable position on the edge of this highly regarded residential development, enjoying a pleasant westerly aspect and excellent privacy, No. 10 is an impressive modern four-bedroom timber-framed detached family home offering stylish accommodation ideally suited to modern family living.

Constructed to a high standard and benefiting from the remainder of its NHBC warranty, the property combines energy-efficient design with well-planned living space. At the heart of the home is a superb open-plan kitchen, dining and family area, flooded with natural light and featuring French doors opening onto the rear garden, creating an ideal setting for everyday living and entertaining. A separate sitting room provides a comfortable retreat, whilst a cloakroom and integrated utility area add practicality. Quality shutters, blinds and fitted wardrobes enhance comfort throughout.

To the first floor, the principal bedroom benefits from an en-suite shower room, whilst three further bedrooms are served by a stylish family bathroom with separate shower.

Externally, the property features an attached garage, driveway parking and an attractively enclosed rear garden with lawn and patio areas. A substantial summer house, currently used as a games room and bar with adjoining store, provides valuable additional space.

Kirkbymoorside offers an excellent range of independent shops, cafés, restaurants and everyday amenities, with the ancient city of York and Coastal resorts of Scarborough and Whitby being easily commutable.





FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- Convenient downstairs WC
- Spacious master bedroom with en-suite
- Three further well-proportioned bedrooms
- Modern family bathroom

GROUND FLOOR

KITCHEN/DINING	5.24 X 5.63	17'3" X 18'1"
LIVING ROOM	3.01 X 4.30	9'11" X 14'1"

FIRST FLOOR

MASTER BEDROOM	4.14M X 3.42M	13'7" X 11'3"
BEDROOM 2	3.04M X 3.18M	10' X 10'6"
BEDROOM 3	3.12M X 2.83M	10'3" X 9'3"
BEDROOM 4/OFFICE	2.67M X 3.06M	8'9" X 10'1"

 Skylight windows
 C/C = Cylinder cupboard

For information purposes, not to scale

No 10 is the inverse of this plan





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

Notes: There will be an annual estate maintenance charge to cover the upkeep of communal areas and grounds. However, this charge will not become payable until all outstanding estate works have been completed. Our clients are not currently aware of the amount that will be payable in respect of this property. The last estimate for this was £165 per annum.

The property benefits from a private shared access with 5 properties, all to equally contribute when necessary.

EPC Band: B

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

Property tax: Band E

Photography: Peter Illingworth

Location: What3words:///recovery.roughness.chatted

Mobile Coverage: EE, Vodafone, Three, and O2

Broadband: Basic 17 Mbps, Superfast 41Mbps, Ultrafast 1800 Mbps

Satellite/Fibre: BT and Sky

Flood Risk: Very low

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.

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Viewing:

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

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2015

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