

Mark Stephenson's

ESTATE & LETTING AGENTS



26 Weighbridge Close, Kirkbymoorside, YO62 6FD

£174,950

- Modern middle town house
- Gas c/heating and uPVC d/glazing
- Two bedrooms and main bathroom
- Ideal first time home
- Generous living/dining with French doors
- Single car parking space at the front
- Enclosed rear garden plot
- Fitted kitchen with built in oven/hob

26 Weighbridge Close, Kirkbymoorside YO62 6FD

Middle town house in this well established development available immediately. Hallway, cloaks WC, fitted kitchen, spacious lounge/dining room with French doors, two bedrooms and main bathroom. Allocated parking space, nicely enclosed rear garden, mains gas central heating and uPVC double glazing. Excellent first home in a now established location within easy walking distance of the centre and the Coop almost opposite.



Council Tax Band: B



General information

Kirkbymoorside is situated at the foot of the North York Moors National Park along the A170 Thirsk to Scarborough road which offers quick and easy access to other neighbouring Market towns such as Pickering and Helmsley, to the east coast and to Malton where there are road and rail links to York and the motorway network beyond. The town has a very friendly, local feel with a range of essential shops including family butcher, a chemist with dispensary, Coop and Spar, plus a library, school, doctors surgery, various eateries, as well as a weekly street market on a Wednesday.

Services

All mains are connected.

Gas fired central heating from a boiler in the kitchen.

Hallway

Radiator, stairs to first floor.

WC.

Two piece suite, radiator.

Kitchen

Fitted base and wall level units. Built in oven and hob, front facing window, radiator.

Lounge/diner

French rear facing doors, understairs cupboard, radiator.

Landing.

Hatch to loft space.

Bedroom rear

Window, radiator and wardrobes.

Bedroom front

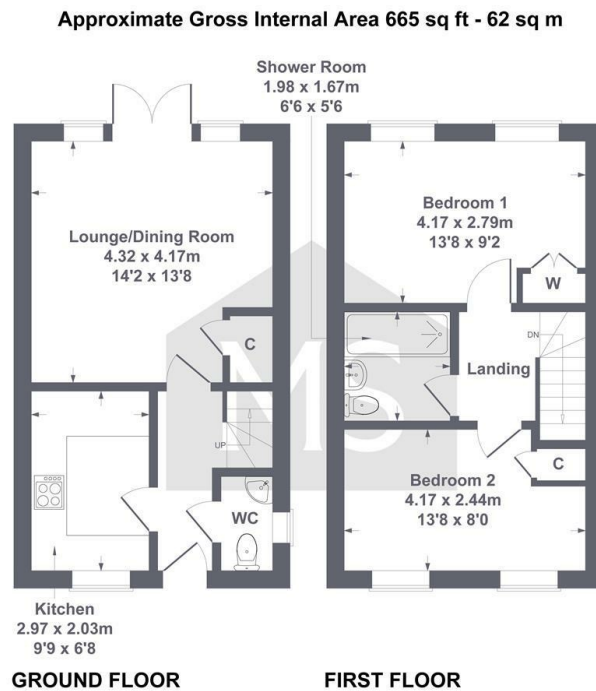
Front window, radiator.

Bathroom

Three piece suite, over bath shower, radiator.

Outside

Open plan front with shrubs. Path and gate at the side on number 28 giving access into the rear garden which has a flagged patio area and space for a shed. Allocated single car parking space a the front.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
 Produced by Potterplans Ltd. 2023



Directions

Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC