

Peter  
**illingworth**  
ESTATE AGENTS

**2, Shire Grove, Kirby Misperton  
North Yorkshire ,YO17 6XZ  
Price Guide £375,000**

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A well appointed four bedroom, detached dwelling house situated on a small cul de sac, with brick set driveway and car standing, integral garage, well thought out and attractive hard landscaped gardens, making it easy for those who are time short and perhaps like to travel and not worry about leaving the gardens.

The property has the benefit of gas fired central heating and double glazing. Accommodation briefly comprises: Front entrance hall, cloakroom, sitting room with archway through to dining area, garden room, fitted kitchen and utility room, plus integral garage. First floor landing: Principal bedroom with en-suite shower room, three further bedrooms, house bathroom with shower over the bath.

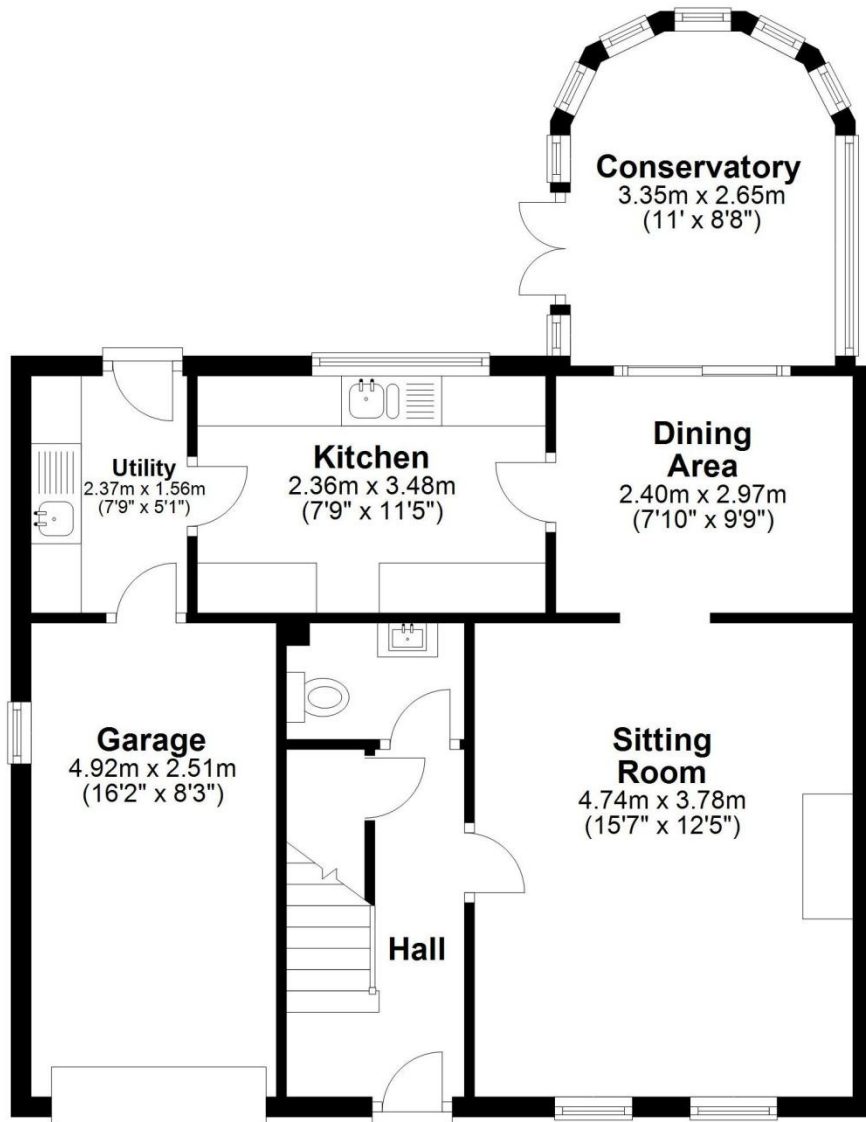
This lovely home is situated in the heart of the rural village of Kirby Misperton and comes with annual family pass to Flamingo Land (Needs to be applied for).

The outstanding North York Moors and the Great Dalby Forest are close by. The popular market towns of Malton, Pickering, Helmsley and Kirkbymoorside are within easy reach. The ancient city of York and the coastal resorts of Whitby and Scarborough are commutable.



## Ground Floor

Approx. 67.7 sq. metres (728.8 sq. feet)

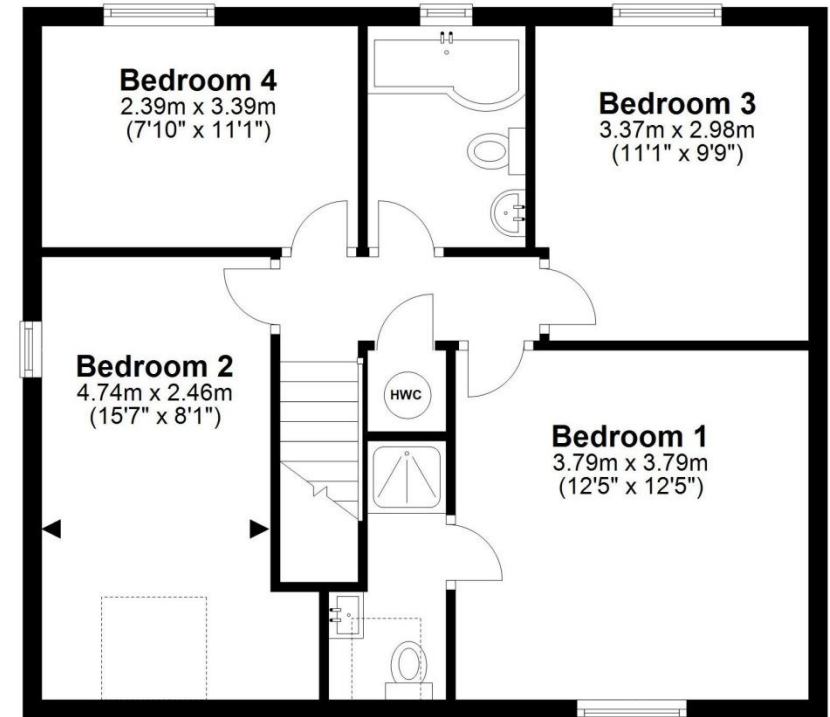


Total area: approx. 126.9 sq. metres (1365.8 sq. feet)

**2 Shire Grove, Kirby Misperton**

## First Floor

Approx. 59.2 sq. metres (637.0 sq. feet)



For illustration purposes only not to scale











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

**What3words** ///ranches.candle.belief

**Property Tax:** Band D

**EPC:** Band D

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



**Loft:** The loft is boarded out and accessed via pull down ladder, electric sockets and 3 separate light fittings.

**Photography:** By Peter Illingworth

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**Viewing:** Strictly by appointment through the agents Pickering Office, Champley's Mews, Market Place, Pickering, YO18 7AE. Tel: 01751 475557

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