



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

2 Church Farm, South Kilvington, YO7 2NZ
Offers Invited £215,000

Located in a small cul-de-sac, this bungalow is offered to the market with no onward chain. Reflected in the asking price, certain areas would benefit from modernisation, while the home provides generous living accommodation, private gardens, a driveway, and a garage. An internal viewing is recommended, with sensible offers considered.



The Property

A double-glazed entry door opens into the reception area, with direct access to the breakfast kitchen and a further door leading through to the lounge. The kitchen is fitted with a range of base and wall units, good work surface area, space for a cooker, plumbing for a washing machine and two double-glazed windows to the side. there is also central heating radiator completes the space.

The lounge is a generous room featuring a double-glazed bay window to the front, a living flame gas fire set within a brick surround and tiled hearth, wall lights, television point, coved ceiling and a central heating radiator. From here, the inner hall leads to both bedrooms and the bathroom. There is an airing cupboard with shelving housing the combi boiler, a central heating radiator and loft access via a pull-down ladder.

The main bedroom enjoys a large double-glazed window overlooking the rear garden along with a central heating radiator. The second bedroom is ideal as an occasional bedroom room, with a central heating radiator and sliding double-glazed doors opening into the small sun room. The bathroom is fitted with a panel bath, w.c., pedestal sink, central heating radiator and a double-glazed window to the side.

The small conservatory is a superb addition to the home, taking full advantage of views over the low-maintenance rear garden. It is constructed with full uPVC window surrounds, a uPVC door to the garden and a radiator, and the current owner has installed a vent suitable for a tumble dryer.

Outside, the front garden is lawned area and established borders. A paved driveway provides excellent off-road parking and leads to the detached garage. The rear garden is very private and designed for low maintenance, finished with Indian stone paving and enclosed for privacy.

Important Information

We are aware that the home does require aspects of modernisation though being a successful retal property, the gas and electric are certified. The home has been priced to reflect this.

The property is freehold

Council: North Yorkshire

Tax Band:

EPC:

EPC Link:

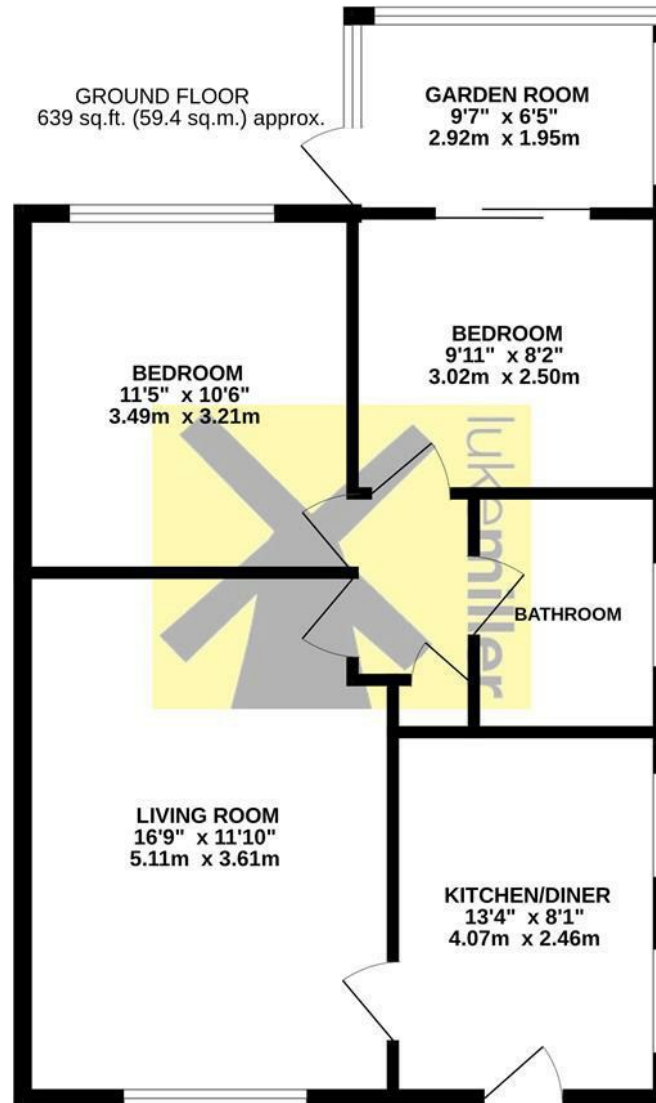
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TOTAL FLOOR AREA : 639 sq.ft. (59.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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