

HALLMOOR CLOSE, KIRKLEVINGTON, YARM, TS15 9NN



- ▲ An attractively remodelled detached bungalow improved to an exceptionally high standard by the present owners
- ▲ Bright and airy Lounge/Dining Room with windows to two elevations
- ▲ Superb, redesigned Kitchen with high quality units, built in oven, gas hob, microwave oven, integrated fridge/freezer and dishwasher
- ▲ Two generous double bedrooms with the master having an excellent range of fitted wardrobes

- ▲ Luxurious redesigned Bathroom with white three piece suite and attractive wall tiling together with a Cloakroom/WC
- ▲ Attractive landscaped gardens, with the West facing rear garden not directly overlooked, large block paved driveway and double garage with electric remote door
- ▲ Gas central heating system and double glazing
- ▲ Lovely cul-de-sac setting within the sought after village of Kirklevington
- ▲ Enjoy sunset views from the Lounge/Garden

£350,000

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An attractively remodelled detached bungalow improved to an exceptionally high standard by the present owners with attractive landscaped gardens, with the West facing rear garden not directly overlooked, large block paved driveway and double garage.

Tenure - Freehold

Council Tax Band D

GROUND FLOOR

ENTRANCE HALLWAY - '1

CLOAKROOM/WC - '1

**LOUNGE/DINING ROOM - 5.97 (19'7")m x 4.63 (15'2")m
reducing to 3.85 (12'8")m**
5.97m x 4.63m reducing to 3.85m

KITCHEN - 3.65m x 2.84m (12' x 9'4")

**BEDROOM ONE - 4.85 (15'11")m x 2.94 (9'8")m to robes
to robes**

BEDROOM TWO - 3.29m x 2.98m (10'10" x 9'9")

STUDY - 3.87m x 1.52m (12'8" x 5')

**BATHROOM - 2.94 (9'8")m reducing to 1.94 (6'4")m x 2.20
(7'3")m**

2.94m reducing to 1.94m x 2.20m

EXTERNALLY

GARDENS, PARKING & DOUBLE GARAGE - Lawned front garden with a variety of shrubs. A large block paved driveway provides off street parking for a number of vehicles with automated lights at dusk and leads to the double garage with electric remote door, side door, plumbing for washing machine, water, power points and lighting. The delightful West facing rear garden is fully enclosed with wooden fencing, is not directly overlooked and has been

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attractively landscaped, with a shaped lawn, gravelled surround, two paved patio areas, shrub borders, timber shed and outside power points.

TENURE - FREEHOLD

COUNCIL TAX BAND D

AGENTS REF: - DC/LS/YAR260004/23042026

Council Tax Band: D **Tenure:** Freehold

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GROUND FLOOR



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