



Peter
illingworth
ESTATE AGENTS

**64, Piercy End
Kirkbymoorside, YO62 6DF
Price Guide £199,750**

An attractive two bedroom, mid-terrace stone cottage with beamed ceilings, situated over three floors within the Conservation area of Kirkbymoorside, currently used as a holiday cottage. Accommodation on the ground floor includes sitting room with multi-fuel stove, a modern kitchen runs through to the high ceiling dining room with skylight and double doors opening on to the terraced patio. From the first floor there is a well proportioned double bedroom, a modern shower room with large walk in shower and a door leading to the staircase accessing the second floor bedroom with a beamed cathedral style ceiling. Electric heating.

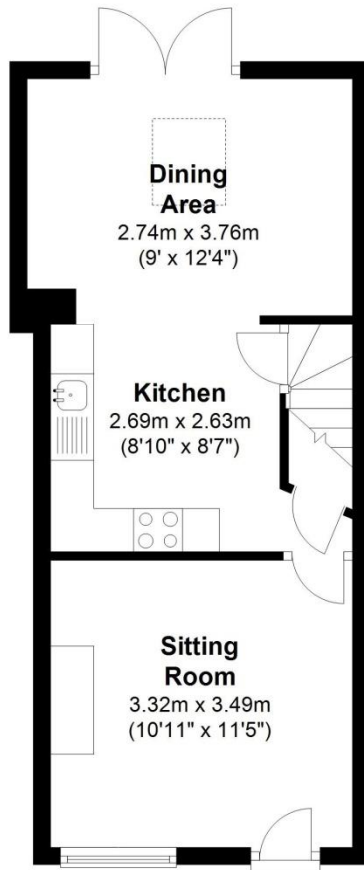
Externally a hard landscaped terrace patio, ideal for enjoying light evening nights and eating alfresco.

Kirkbymoorside is an ancient market town with a good range of amenities, including a doctors and dentists surgery. The outstanding North York Moors National Park is only a short drive away. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



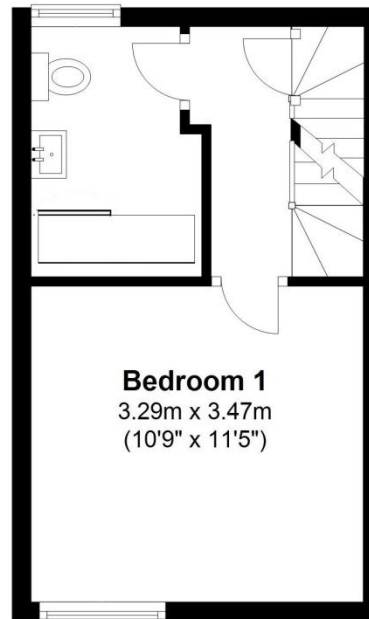
Ground Floor

Approx. 31.7 sq. metres (341.4 sq. feet)



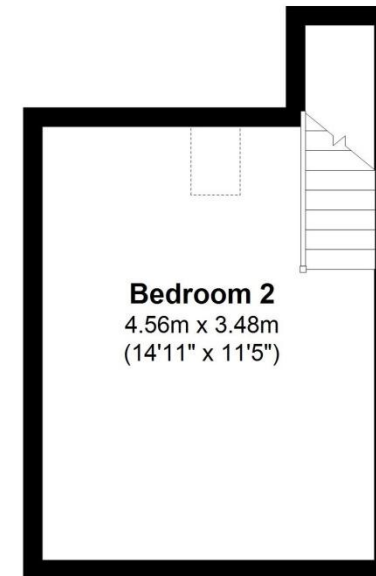
First Floor

Approx. 21.1 sq. metres (227.2 sq. feet)



Second Floor

Approx. 16.7 sq. metres (179.6 sq. feet)



Total area: approx. 69.5 sq. metres (748.1 sq. feet)

64 Piercy End, Kirbymoorside

For information purposes, not to scale





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

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

Energy performance rating: Band E

Property tax: Currently registered as a business with a business rateable value of £1,625.

Broadband:

Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1,800 Mbps

Mobile Coverage:

EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT and Sky

Flood Risk: Very low

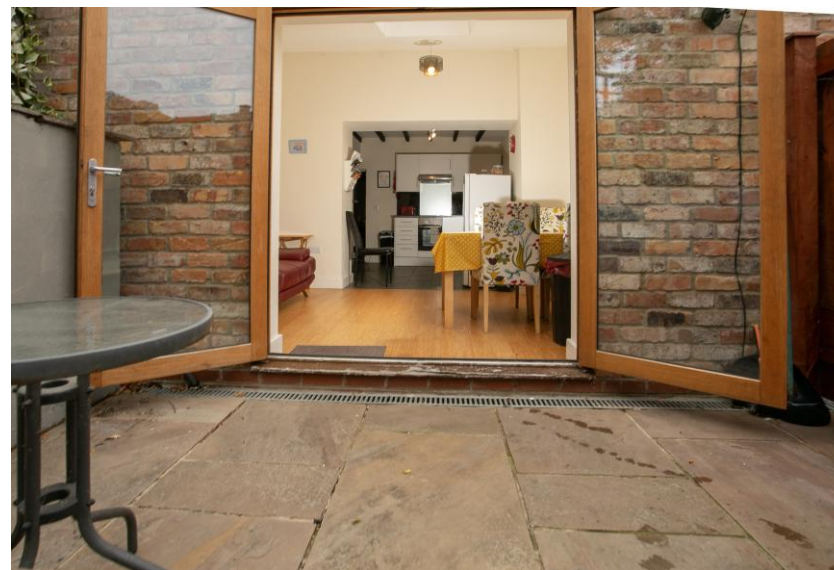
Note: The adjoining property to the south has recently obtained planning permission for a single storey extension.

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Contact Peter Illingworth on 01751 431107 for no-obligation advice.

Viewing:

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



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