

Peter
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ESTATE AGENTS

12, Windmill Ave, Kirkbymoorside,
York, YO62 6FG
Price Guide £385,000

www.peterillingworth.co.uk

A modern four bedroom, gas fired centrally heated, double glazed, detached family home with garage, car standing area with a generously proportioned rear garden with patio area and lawned garden to the front.

Internally the property comprises front entrance hall, cloakroom, sitting room, a fabulous fitted kitchen/dining area/ family room flooded with light, with double doors leading out on to the rear garden, utility area off the kitchen. First floor: landing, principal bedroom with en-suite shower, three further bedrooms and house bathroom with separate shower.

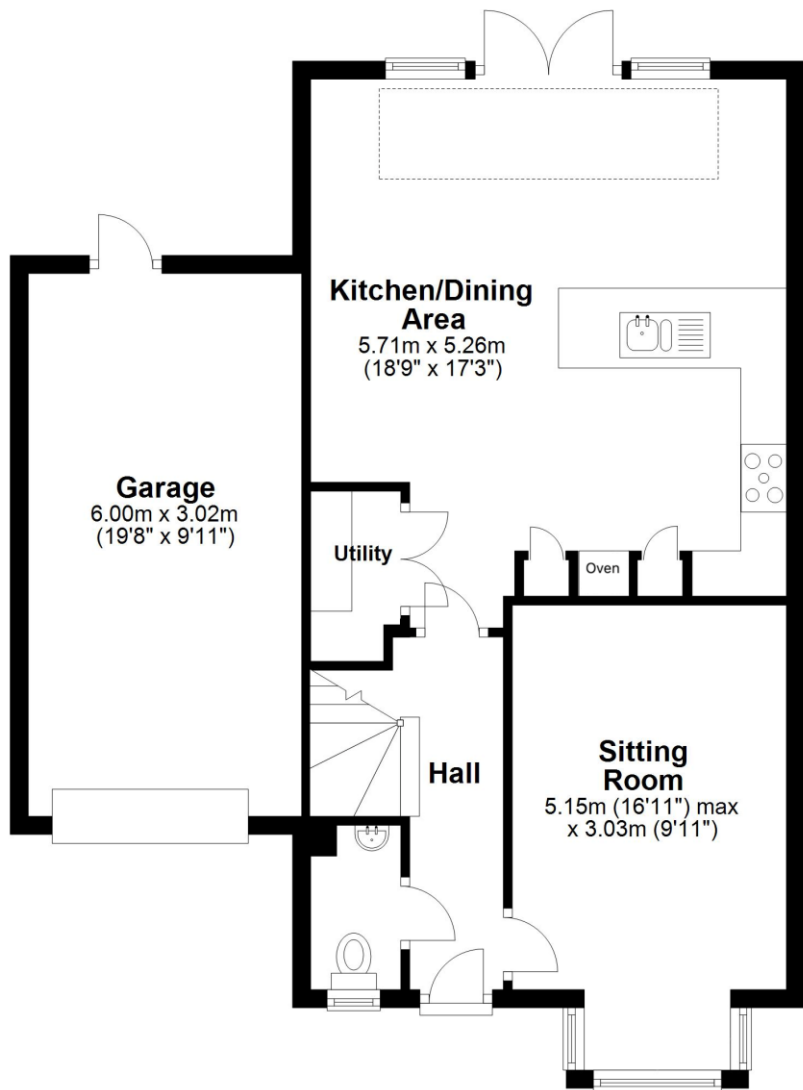
The property comes with an NHBC certificate.

Kirkbymoorside has a good range of local amenities and falls within the catchment area of the highly regarded Ryedale School as well as Kirkbymoorside Community Primary School. The town has a very popular 18 hole golf course, as well as ideally located to enjoy the North York Moors National Park and the Great Dalby Forest. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



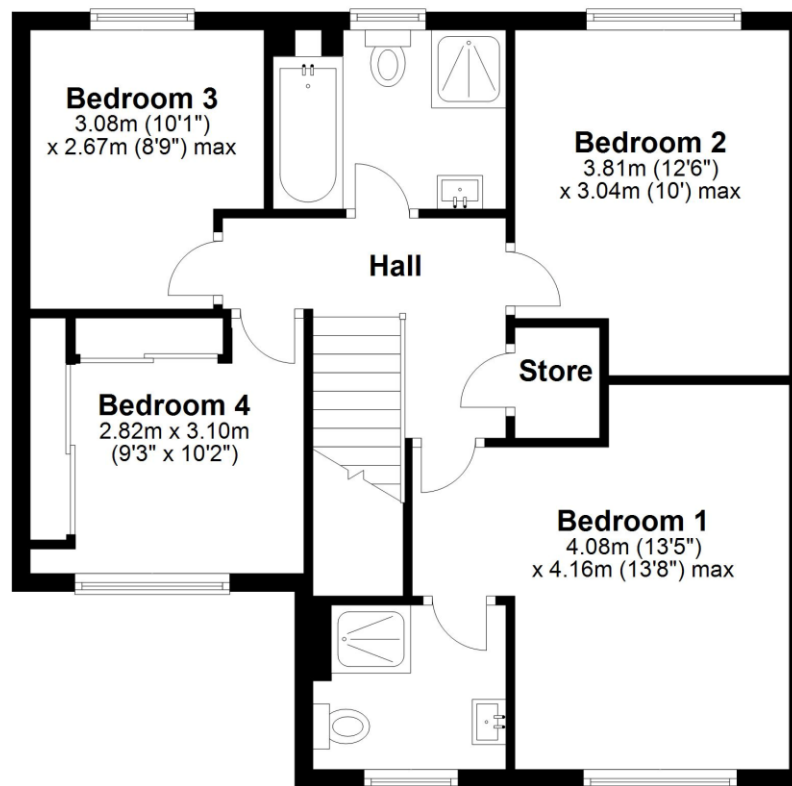
Ground Floor

Approx. 73.1 sq. metres (786.8 sq. feet)



First Floor

Approx. 61.9 sq. metres (666.7 sq. feet)



Total area: approx. 135.0 sq. metres (1453.6 sq. feet)

12 Windmill Avenue, Kirkbymoorside

For information purposes, not to scale





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

Services: Mains gas, drainage and electricity are laid on. Gas fired central heating.

Property Tax: Band E

Energy Performance Rating: Band B

Location: What3words:///loaded.inclines.fizzled

Photography: By Peter Illingworth

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Need advice on buying through another agent?

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Viewing:

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



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