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illingworth
ESTATE AGENTS



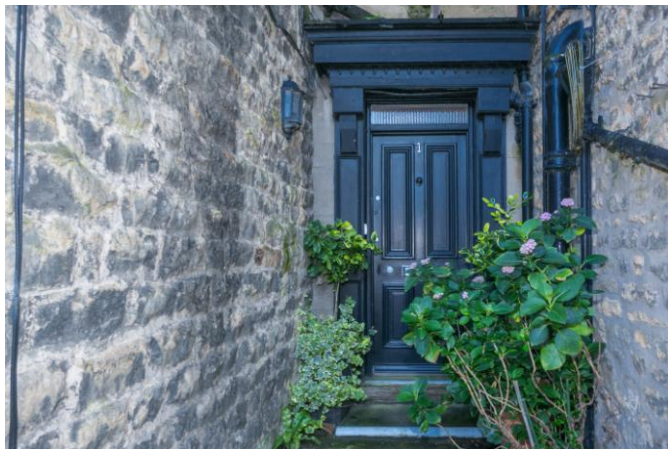
1, Piercy End
Kirkbymoorside, YO62 6DQ
Price Guide £335,000

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A Grade II listed three storey, four bedroom, centrally heated, town house, situated within this ancient market town's conservation area. Accommodation on the ground floor includes sitting room, (note multi-fuel stove not included), an open plan fitted kitchen/dining area and reception room (note stove not included), rear entrance and cloakroom. On the first floor there is a well proportioned double bedroom, house bathroom, bedroom 2 with staircase to the second floor. On the second floor are two further double bedrooms.

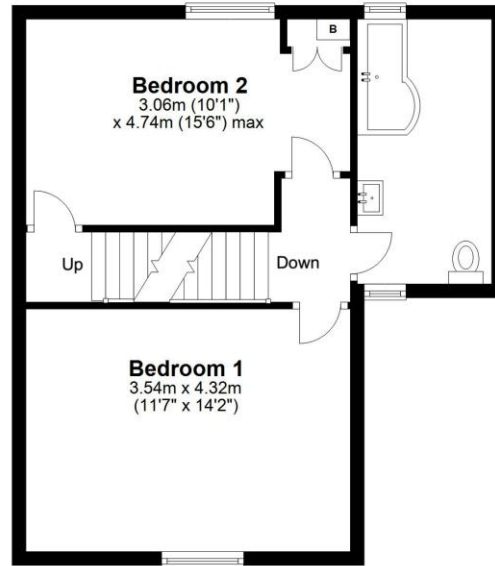
Externally there is a rear cottage garden, with two storey brick building, which could lend itself to further accommodation subject to the appropriate consents.

Kirkbymoorside is an ancient market town with a good range of amenities, including doctors and dentists surgeries, a variety of shops and eating establishments. 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.



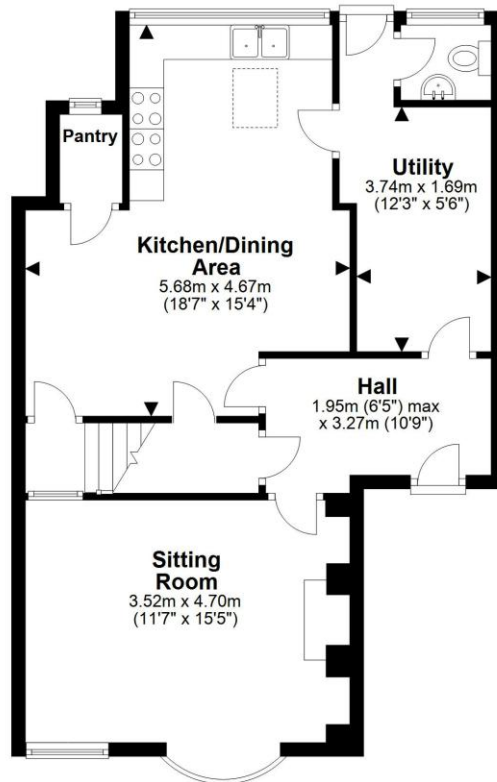
First Floor

Approx. 44.3 sq. metres (476.6 sq. feet)



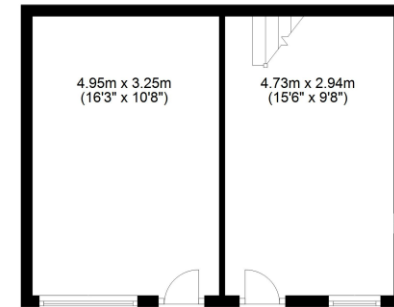
Ground Floor

Approx. 60.4 sq. metres (650.3 sq. feet)



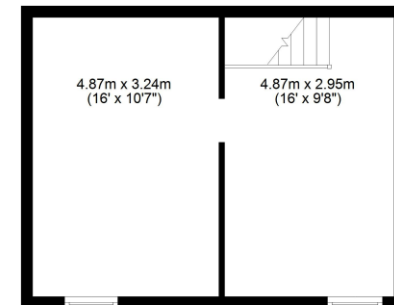
Ground Floor

Approx. 30.6 sq. metres (329.4 sq. feet)



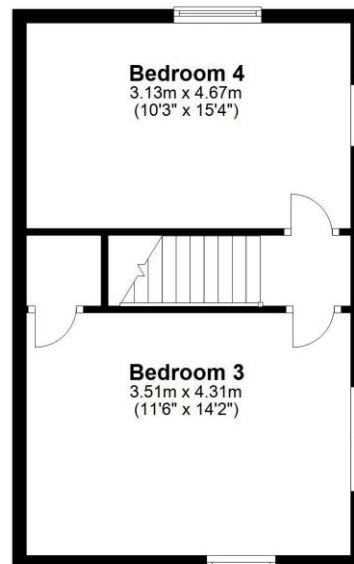
First Floor

Approx. 30.6 sq. metres (329.4 sq. feet)



Second Floor

Approx. 36.4 sq. metres (391.9 sq. feet)



Total area: approx. 61.2 sq. metres (658.8 sq. feet)
Outbuildings, 1 Piercy End

Total area: approx. 141.1 sq. metres (1518.8 sq. feet)
1 Piercy End, Kirkbymoorside





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

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

Property tax: Band C

Photography: Peter Illingworth

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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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