

Peter
illingworth
ESTATE AGENTS



**2, Keldhead Road, Kirkbymoorside,
York, YO62 6EN
Price Guide £232,000**

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A much cherished three bedroom centrally heated, sealed unit double glazed, semi-detached dwelling house, including: solar panels (connected to the Grid) conservatory, cloak room, garage, car standing area and landscaped gardens, situated to the north of Kirkbymoorside on this popular estate, situated off the Gillamoor Road.

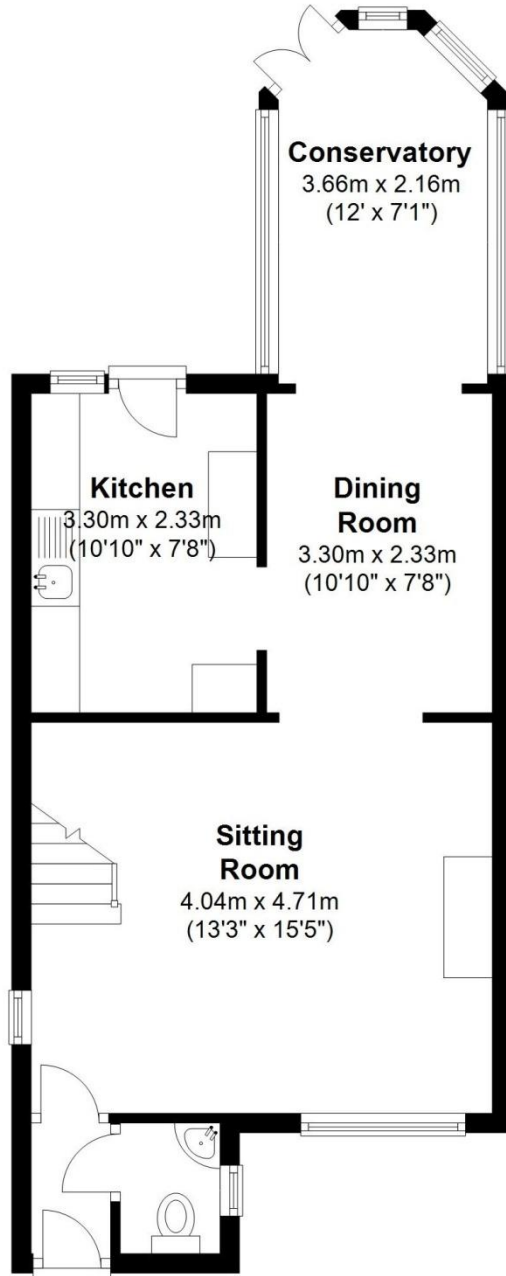
Accommodation briefly comprises: front entrance lobby, cloakroom, sitting room, archway to dining room plus fitted kitchen and conservatory. First Floor: Two double bedrooms, single bedroom and house shower room.

Kirkbymoorside is often referred to as the Gateway to the North York Moors National Park. This ancient market town has a wide range of facilities 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 and recreational facilities. The renowned North York Moors National Park and the Great Dalby Forest are located close by. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



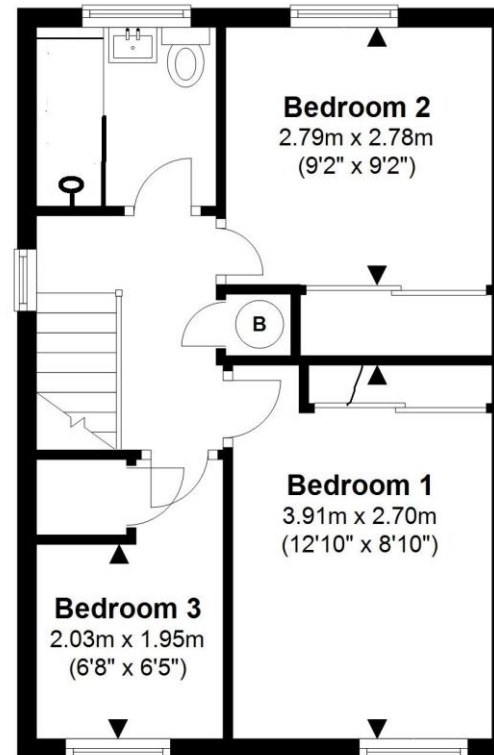
Ground Floor

Approx. 45.6 sq. metres (490.8 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.2 sq. feet)



Total area: approx. 80.9 sq. metres (871.0 sq. feet)

2 Keld Head Road, 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. Solar Panels connected into the Grid.

Property Tax: Band C

Energy Performance Rating: Band C

Location:

What3words///throw.deeply.nightcap

Photography: By 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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