

Peter
illingworth
ESTATE AGENTS

**5, Wains Field, Kirkbymoorside,
York, YO62 6JG
Price Guide £345,000**

www.peterillingworth.co.uk

A well proportioned four bedroom, semi-detached family house, ideally situated for town centre amenities which can be quickly accessed via a snicket close by. The property has the advantage of sealed unit double glazing and gas fired central heating. Accommodation briefly comprises: Open entrance porch, front entrance lobby with cloak room off, spacious sitting room with feature beams and feature fireplace, open plan kitchen/dining area with feature beam and double doors through to the rear garden, as well as utility room/rear entrance lobby and integral garage. First floor landing, principal bedroom and bedroom two with en-suite shower rooms, two further bedrooms and house bathroom. The internal rooms are accessed by doors with cottage style latches. Enclosed front garden with lawn and brick set car standing in front of the garage. Rear garden laid to lawn, patio, elevated water feature and summerhouse enclosed by timber fencing.

Kirkbymoorside is often referred to as the Gateway to the North York Moors, the ancient market town has a good range of local amenities, highly regarded local schools including doctor's and dentist's surgeries, shops, restaurants and an 18 hole golf club and sports facilities.

The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable, with the market towns of Helmsley, Pickering and Malton providing further amenities.



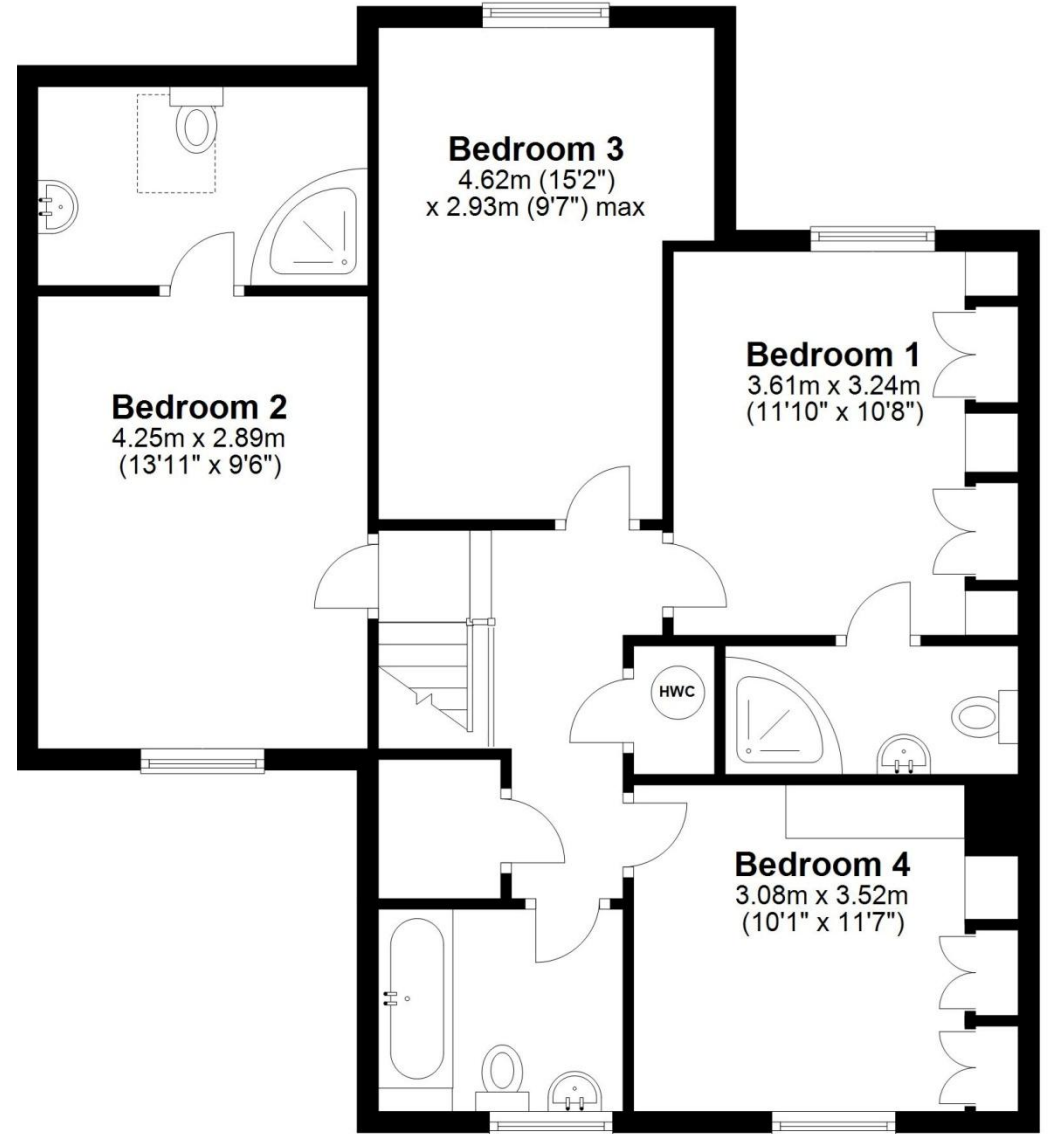
Ground Floor

Approx. 81.5 sq. metres (876.8 sq. feet)



First Floor

Approx. 75.1 sq. metres (808.2 sq. feet)



Total area: approx. 156.5 sq. metres (1684.9 sq. feet)

5 Wains Field, Kirkbymoorside

For information purposes, not to scale





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

Note: The neighbouring property has a pedestrian right of way to the side and rear of the property which is enclosed making the rear garden private.

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

Property Tax: Band E

Energy Performance Rating: Band D

Location: What3words///date.nourished.explorer

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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