

Peter  
**illingworth**  
ESTATE AGENTS

Vale View, 6, Waydale Close,  
Kirkbymoorside, York,  
North Yorkshire, YO62 6ET  
Price Guide £380,000

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A well presented, sealed unit double glazed, centrally heated three bedroom, detached family house with elevated views, situated on a popular cul-de-sac on the northern periphery of Kirkbymoorside. The property could be configured as a four bedroom by exchanging the dining room plus the cloakroom area could be converted to a shower room to add to the luxury. This lovely residence is ideally situated to enjoy the North York Moors National Park as well as the ancient market towns of Pickering and Helmsley which are a short drive away.

Accommodation briefly comprises: Entrance hall, Sitting room, Dining room/bedroom 4, fitted kitchen/breakfast area, cloaks cupboard, downstairs toilet and wash basin. First floor: Landing, three bedrooms, house bathroom with separate shower. Externally large garage and spacious brick set car standing area, open plan garden to the front and enclosed private garden to the rear with lawn and beds.

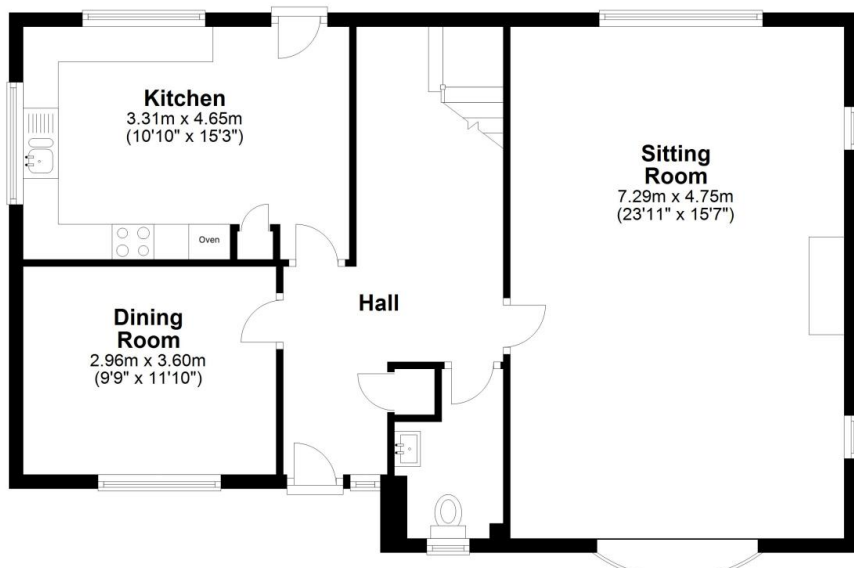
Within close proximity to Kirkbymoorside Golf Club.

The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable, with the ancient market towns of Helmsley, Pickering, Thirsk and Malton being the nearest market towns. The nearest railway stations are Malton and Thirsk.



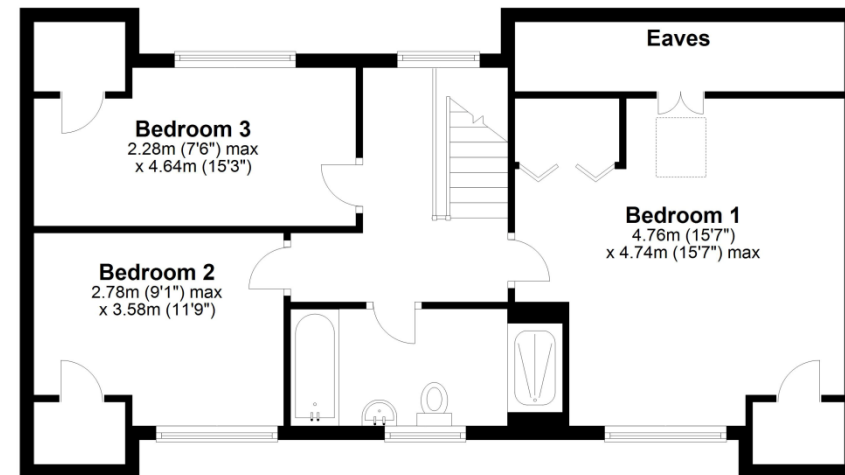
### Ground Floor

Approx. 80.6 sq. metres (867.4 sq. feet)



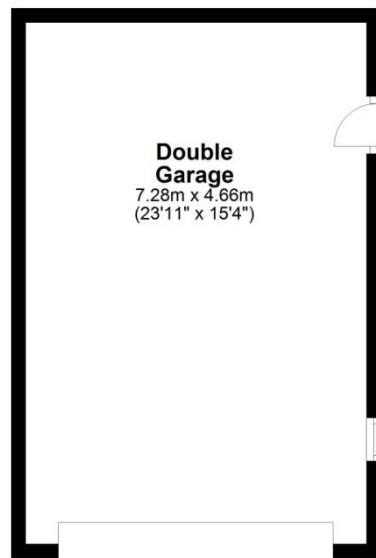
### First Floor

Approx. 65.7 sq. metres (707.2 sq. feet)



### Lower Ground Floor

Approx. 34.6 sq. metres (372.2 sq. feet)



Total area: approx. 180.9 sq. metres (1946.8 sq. feet)

**6 Waydale Close, Kirkbymoorside**



Not to scale for identification purposes only





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

**Services:** Gas fired central heating, mains electricity, gas, water and drainage are laid on.

**Property Tax:** Band E

**Energy performance certificate:** Band D

**Location :** What3words///muffin.follow.awestruck

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Contact Peter Illingworth on 01751 431107 to discuss how we can give you the comfort of many years of our expertise, in representing clients in the purchase of their next home.

**Viewing:**

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



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