

**13, Parkers Mount
Kirkbymoorside, YO62 6JB
Price Guide £315,000**

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A much improved, cherished, well proportioned, sealed unit double glazed, gas fired centrally heated three bedroom detached dwelling house; sitting room with double doors leading through to open plan fitted kitchen/ dining area, utility room; master bedroom with en-suite bathroom, two further bedrooms and house bathroom. Externally integral garage with car standing area to the front and enclosed lawned garden to the rear; solar panels are connected into the National Grid.

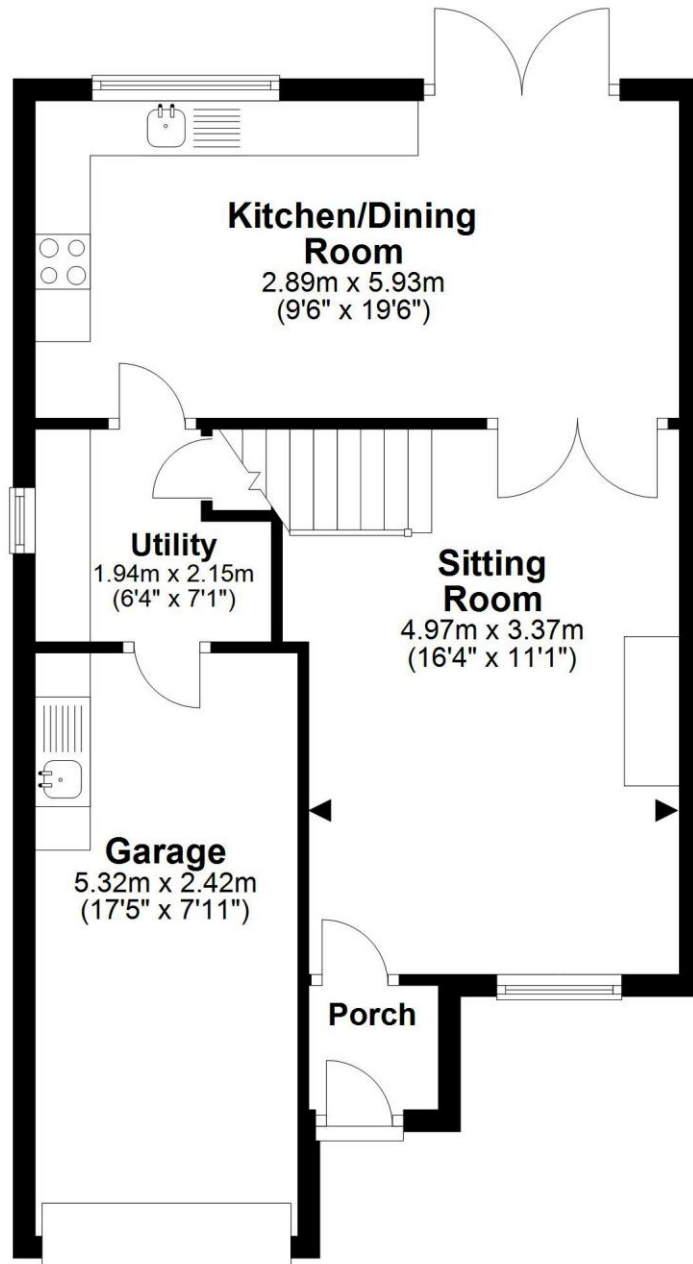
The property is situated on the southern periphery of the ancient market town of Kirkbymoorside with a wide range of local amenities, including a doctor's, dentist's and veterinary surgeries, a variety of independent shops, supermarkets, library, 18 hole golf course and eating establishments. The outstanding 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.

Note: The summer house and garden shed are not included, but would be available by separate negotiation.



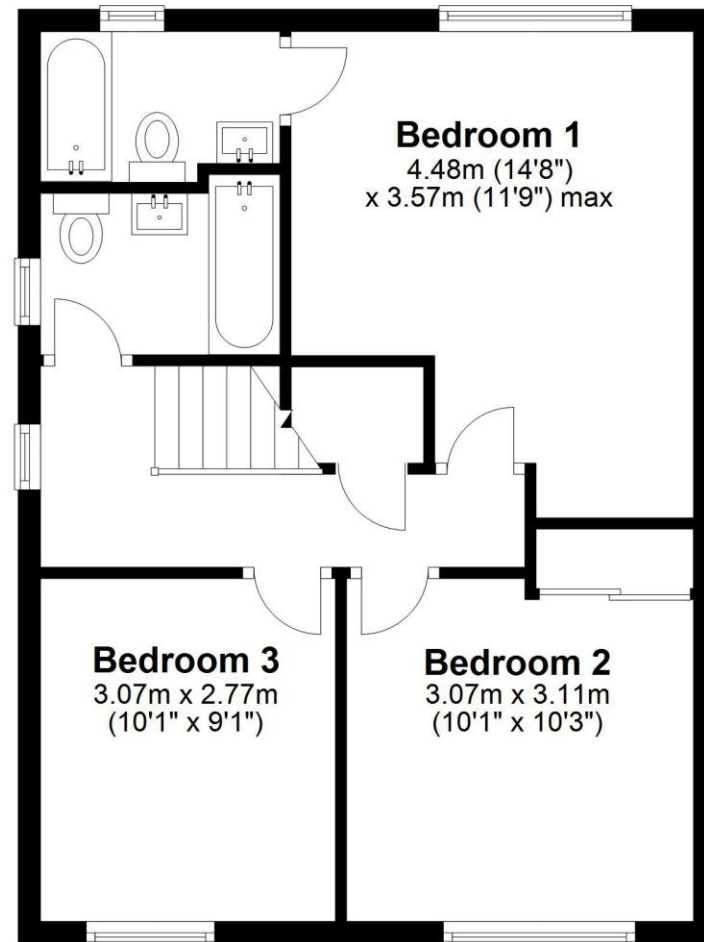
Ground Floor

Approx. 53.9 sq. metres (580.5 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.2 sq. feet)



Total area: approx. 100.6 sq. metres (1082.7 sq. feet)

13 Parkers Mount, 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. Solar panels connected to the National Grid.

Property tax: Band D

EPC: Band B

What3words:///jumped.until.resorting

Photography: Peter Illingworth

Mobile Coverage: EE, Vodafone, Three and O2

Broadband: Basic 19Mbps, Superfast 80Mbps, Ultrafast 1800Mbps

Satellite/Fibre TV Availability: BT and Sky

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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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