

Peter
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ESTATE AGENTS

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

www.peterillingworth.co.uk

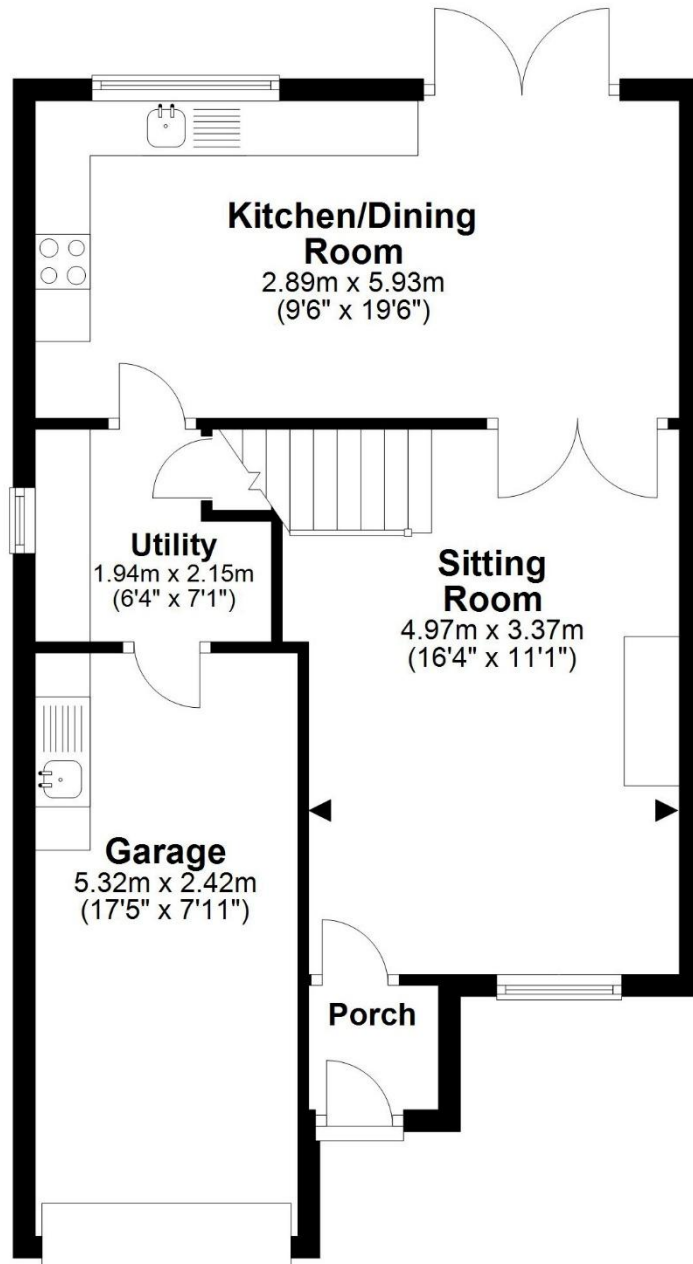
A much-improved, well-proportioned three-bedroom detached house, benefiting from sealed unit double glazing and gas-fired central heating. The accommodation comprises a sitting room with double doors opening into an open-plan fitted kitchen/dining area, utility room, principal bedroom with en-suite bathroom, two further bedrooms and a house bathroom. Externally, there is an integral garage, a front car standing area with EV charger, and an enclosed rear garden laid mainly to lawn with a patio, well-stocked raised planters, summer house and greenhouse. Solar panels are connected to the National Grid.

The property occupies a pleasant position on the southern edge of the ancient market town of Kirkbymoorside, which offers a wide range of amenities including doctors', dental and veterinary surgeries, independent shops, supermarkets, a library, 18-hole golf course and a variety of eating establishments. The outstanding North York Moors National Park is just a short drive away, while the historic city of York and the coastal resorts of Scarborough and Whitby are all within easy commuting distance.



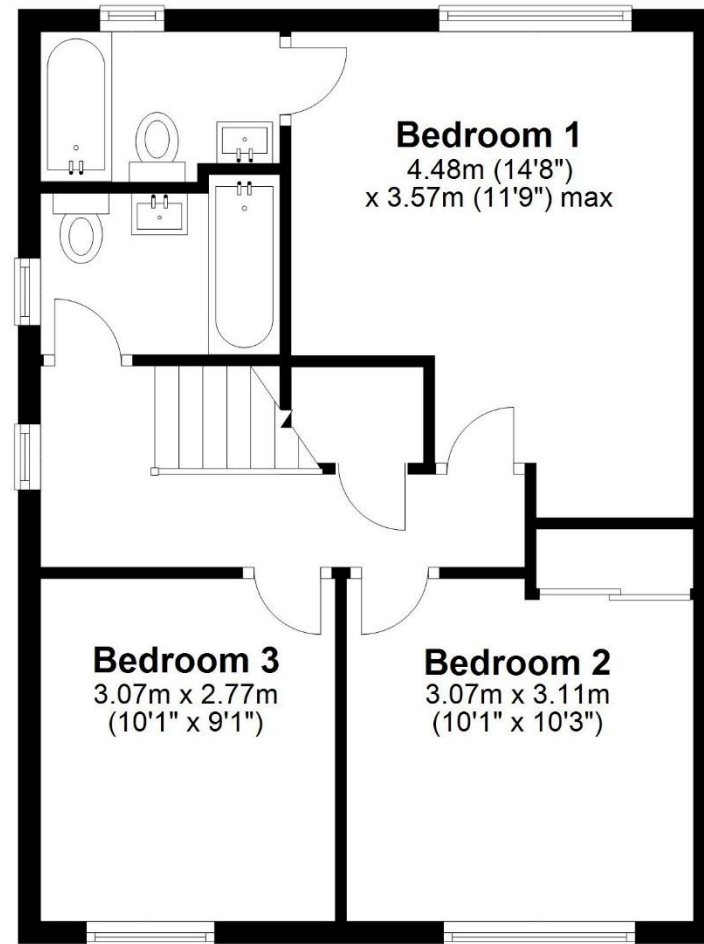
Ground Floor

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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