

Peter
illingworth
ESTATE AGENTS

35. West End,
Kirkbymoorside, York, YO62 6AD
Price Guide £285,000

www.peterillingworth.co.uk

A most unusual period, three storey double fronted, gas fired centrally heated, town house, situated within the town conservation area. Offering great flexibility; for instance the property currently has a ground floor sitting room with en-suite cloakroom which could be just as easily used as a ground floor bedroom. On the first floor can be found a large sitting room which has the flexibility again to be used as a bedroom, beyond this can be found five further bedrooms. The property has a fabulous staircase leading from the ground to the second floor, with a delightful half landing and galleried landing lit through a large arch window.

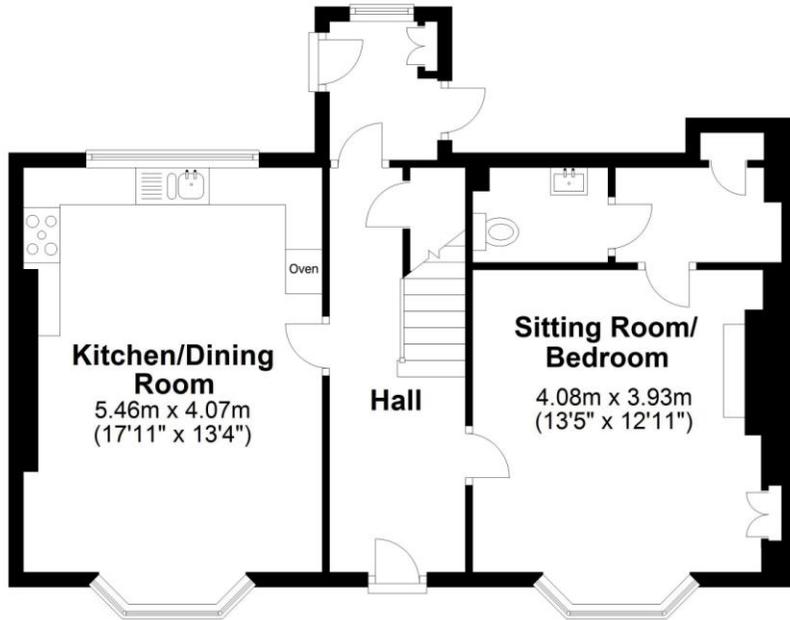
If gardening is for you then this property probably will not fit the bill as there is none whatsoever, apart from an enclosed sitting out area with a picket fence, however there are two private car standing areas.

Ideally located for town centre amenities, with Kirkbymoorside Primary School within an easy walk, the highly regarded Ryedale School falls within the catchment area and Lady Lumley's for sixth form (years 12 and 13) education. 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.



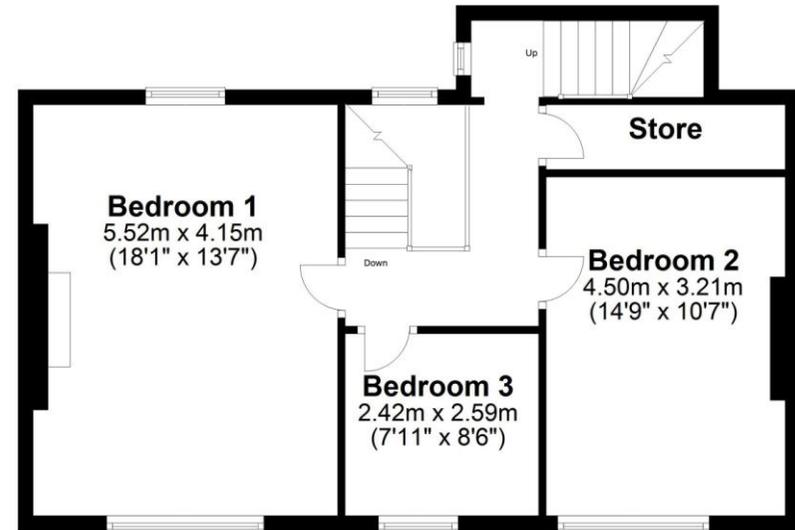
Ground Floor

Approx. 60.3 sq. metres (649.3 sq. feet)



First Floor

Approx. 58.4 sq. metres (628.1 sq. feet)

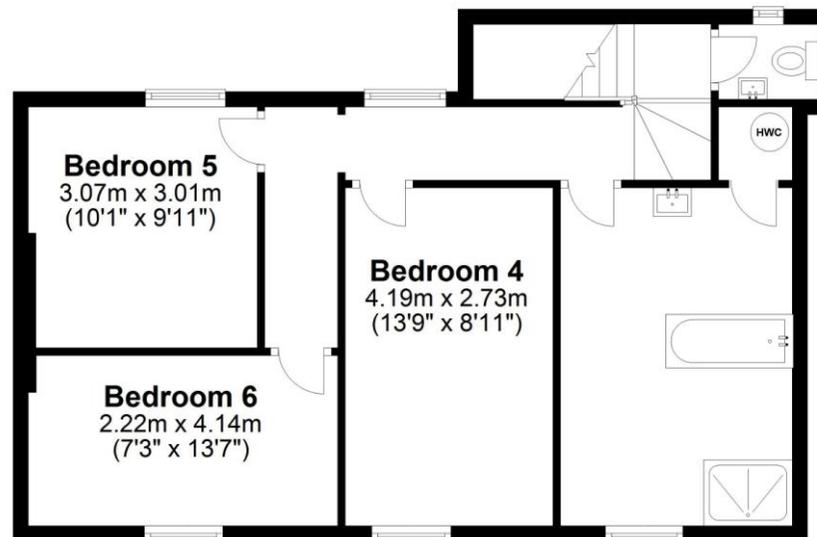


Total area: approx. 177.8 sq. metres (1914.1 sq. feet)

35 West End, Kirkbymoorside

Second Floor

Approx. 59.1 sq. metres (636.6 sq. feet)



For illustration purposes only





Tenure: We understand the property to be freehold plus a flying freehold over the flats to the rear. As well as the roof overhanging the dentists at No 37. Vacant possession will be given on completion

Note: The rear entrance porch is shared with the adjoining single bedroom first floor flat. Access is also allowed for reading the electric meters which are installed for No's 35A and 35B

Services: Mains drainage and electricity are laid on.

Maintenance: Maintenance is shared on the shared driveway and car standing areas

Property Tax: Band A

Energy Performance Rating: Band D

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

Broadband:

Basic 19 Mbps
Superfast 80 Mbps

Mobile Coverage: EE, Vodafone, Three, O2

Satellite/Fibre TV Availability: BT and Sky



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