

**52 West End
Kirkbymoorside, York, YO62 6AF
Price Guide £223,250**

Situated within the conservation area of this ancient market town can be found this most surprisingly spacious gas fired centrally heated cottage with three reception rooms, two generous double bedrooms with a sizeable modern bathroom with separate shower. The property offers character accommodation including feature beamed ceilings, cottage style doors with latches, open fireplace to sitting room; externally cottage style paved enclosed garden area making the property ideal for locking and leaving. The garden room offers the opportunity to use as a further third bedroom as and when required.

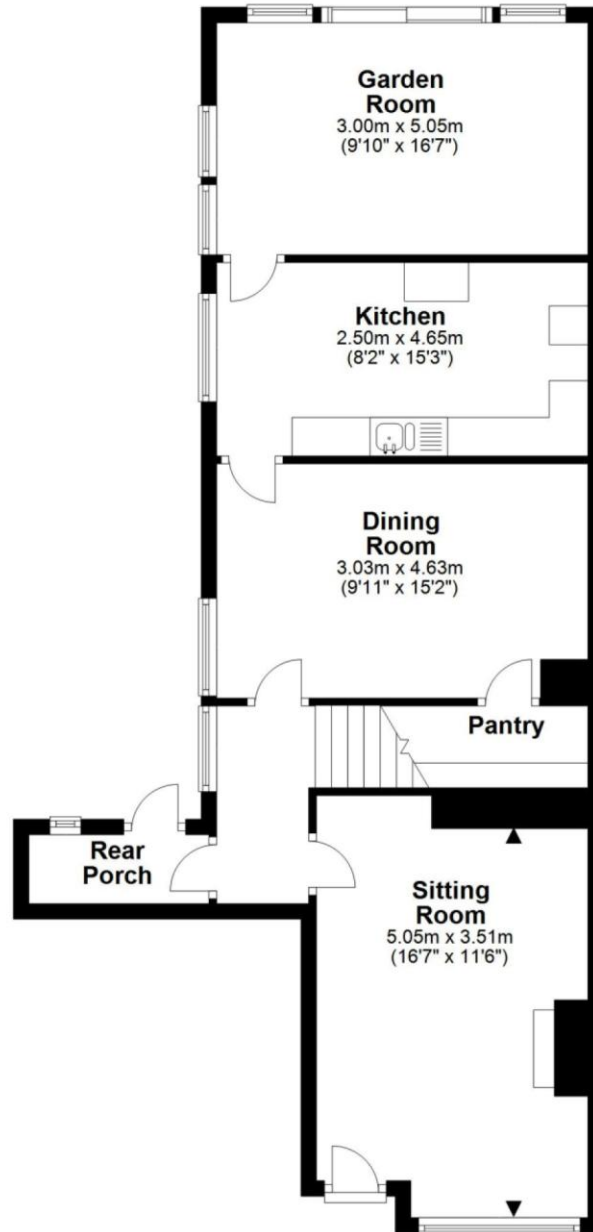
Kirkbymoorside has a good range of local amenities including doctors and dentists surgeries. The renowned North York Moors National Park is only a short drive away as is the Great Dalby Forest. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable. The neighbouring market towns include Helmsley, Pickering and Malton. There are railway stations at Malton and Thirsk. The town is on the Scarborough to Helmsley bus route.

Kirkbymoorside has an excellent primary school and falls within the catchment of the highly regarded Ryedale School.



Ground Floor

Approx. 70.5 sq. metres (758.8 sq. feet)



First Floor

Approx. 53.2 sq. metres (572.2 sq. feet)



Total area: approx. 123.6 sq. metres (1330.9 sq. feet)

52 West End, Kirkbymoorside





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

Services: Mains water, drainage, gas and electricity are laid on.

Property tax: Band B

Right of Way: The property has the benefit of a right of way through to Tinley Garth.

Flood Risk: Very low

Energy performance rating: Band E

Mobile Coverage: EE, Vodafone, Three, O2.

Broadband: Basic 18 Mbps, Superfast 76 Mbps, Ultrafast 1800 Mbps

Satellite/Fibre availability: BT, Sky

Photography: By Peter Illingworth

Need to sell your own property?

Contact Peter Illingworth on 01751 431107 for no-obligation advice.

Viewing:

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



www.peterillingworth.co.uk

16 Market Place, Kirkbymoorside,
York, YO62 6DA
T. 01751 431107

E. kirkbymoorside@peterillingworth.co.uk

Malton Hub,
North Yorkshire, YO18 7AE
T. 01751 475557

E. maltonhub@peterillingworth.co.uk

Champley's Mews, Market Place, Pickering,
North Yorkshire, YO18 7AE
T. 01751 475557

E. pickering@peterillingworth.co.uk

41-43, Maddox Street, London, W15 2PD
T. 08701 127 099

E. info@mayfairoffice.co.uk W. www.mayfairoffice.co.uk



Important Notice:

Peter Illingworth Estate Agents for themselves and for the Vendors or Lessors of this property, whose agents they are; give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representatives of fact but must satisfy

themselves, by inspection or otherwise, as to the correctness of each of them;

- no person in the employment of Peter Illingworth Estate Agents has any authority to make or give any representation or warranty given whether by Peter Illingworth Estate Agents and Associates or the Vendors or the Lessors of this property.

It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer. The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.