



**41, Wains Field, Kirkbymoorside,  
Kirkbymoorside, YO62 6JG  
Price Guide £285,000**



A modern end of terrace of three, four bedroom dwelling house over three floors, with an excellent Band B EPC rating; within easy walking distance of Kirkbymoorside town centre. The property has very comfortable accommodation together with an enclosed landscaped rear garden that can also be accessed by double doors from the sitting room. Lawned garden to the front with generous brick set paved car standing area to the side

Accommodation briefly comprises:

Ground floor: Hall, cloakroom, kitchen/dining area and sitting room.

First Floor: Landing, bedrooms 2,3,4 and house bathroom.

Second floor: Principal bedroom, dressing room and en-suite shower room.

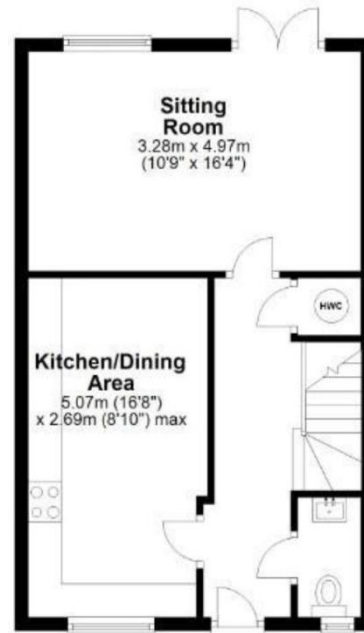
Gas fired central heating and double glazing.

Kirkbymoorside has an excellent Primary School and falls in the catchment area of the highly regarded Ryedale School.

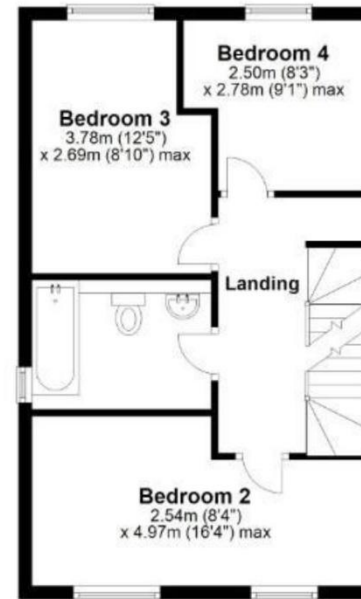
Within close proximity can be found the renowned North York Moors National Park, the Great Dalby Forest, The Howardian and Hambleton Hills. The ancient city of York and the coastal resorts of Scarborough and Whitby are commutable.



**Ground Floor**

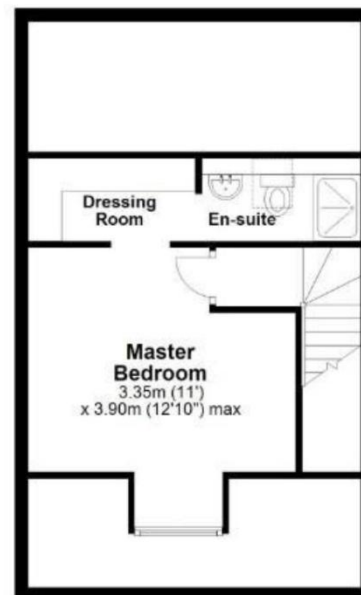


**First Floor**



**Second Floor**

Approx. 42.0 sq. metres (452.0 sq. feet)



Total area: approx. 110.5 sq. metres (1189.0 sq. feet)

**The Pickering, 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.

**EPC:** Band B

**Property Tax:** Band D

**Broadband:**

Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1,800 Mbps

**Mobile Coverage:**

EE, Vodafone, Three and O2

**Satellite/Fibre TV availability :** BT and Sky

**Flood Risk:** Very low

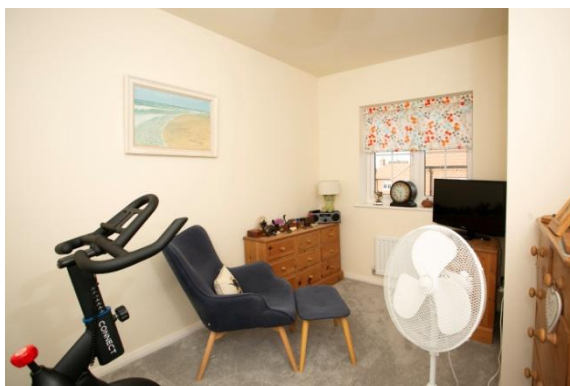
**What3Words:** ///inches.blown.shrimps

**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



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