

Peter  
**illingworth**  
ESTATE AGENTS



**Stoneleigh, Gillamoor,  
Kirkbymoorside, York, YO62 7HT  
Price to Guide £575,000**

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Situated close to the North York Moors National Park can be found this picturesque three bedroom detached, oil fired centrally heated, double glazed detached family home with stone elevations, standing on approximately 1.4 acres or thereabouts, briefly comprising lawned gardens, orchard, holding paddock, generous car standing, a large outbuilding, base to former outbuilding and a timber outbuilding needing re-roofing.

Accommodation briefly comprises:

Ground floor: Front entrance hall, sitting room, open plan kitchen/dining area with AGA, rear entrance lobby, shower room and wc.

First floor: Landing, three bedrooms, house bathroom with separate shower.

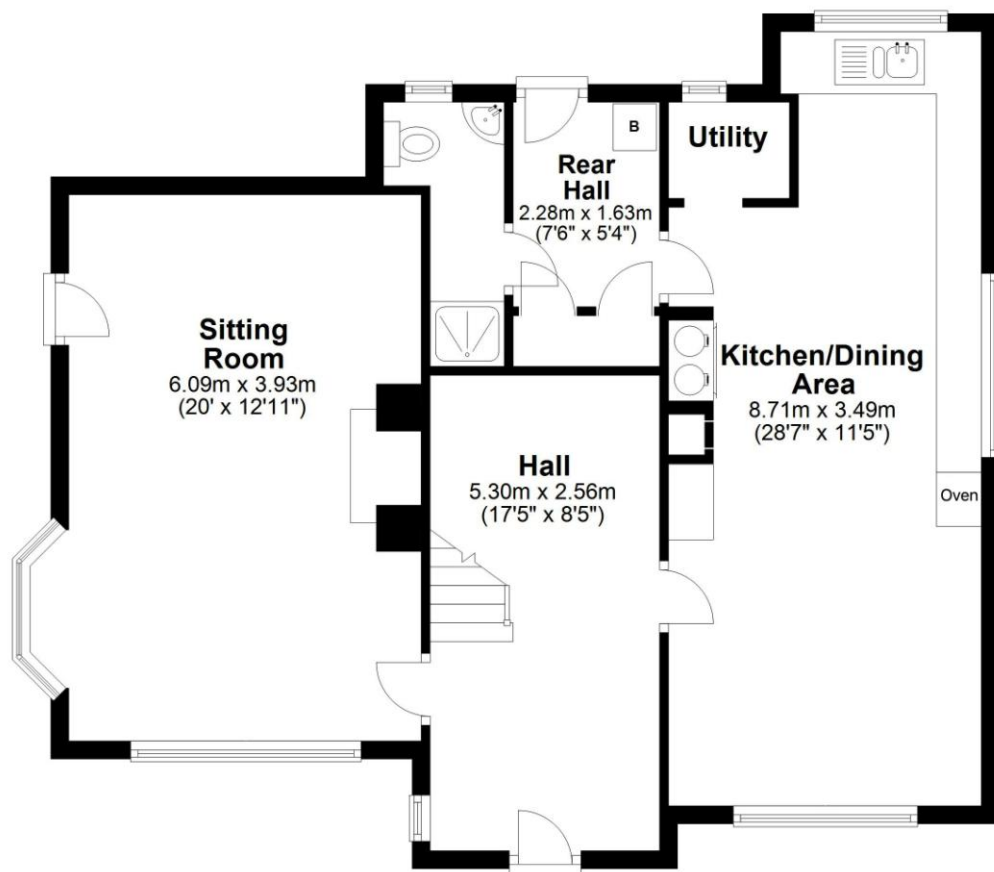
The rural village of Gillamoor has a highly regarded pub known as the Royal Oak known for its good food, as well as an equally regarded primary school. On the edge of the village can be found Surprise View, which is an impressive viewing point overlooking Farndale, next to the village church. The ancient market town of Kirkbymoorside is located close by with a good range of amenities.





## Ground Floor

Approx. 76.6 sq. metres (824.3 sq. feet)

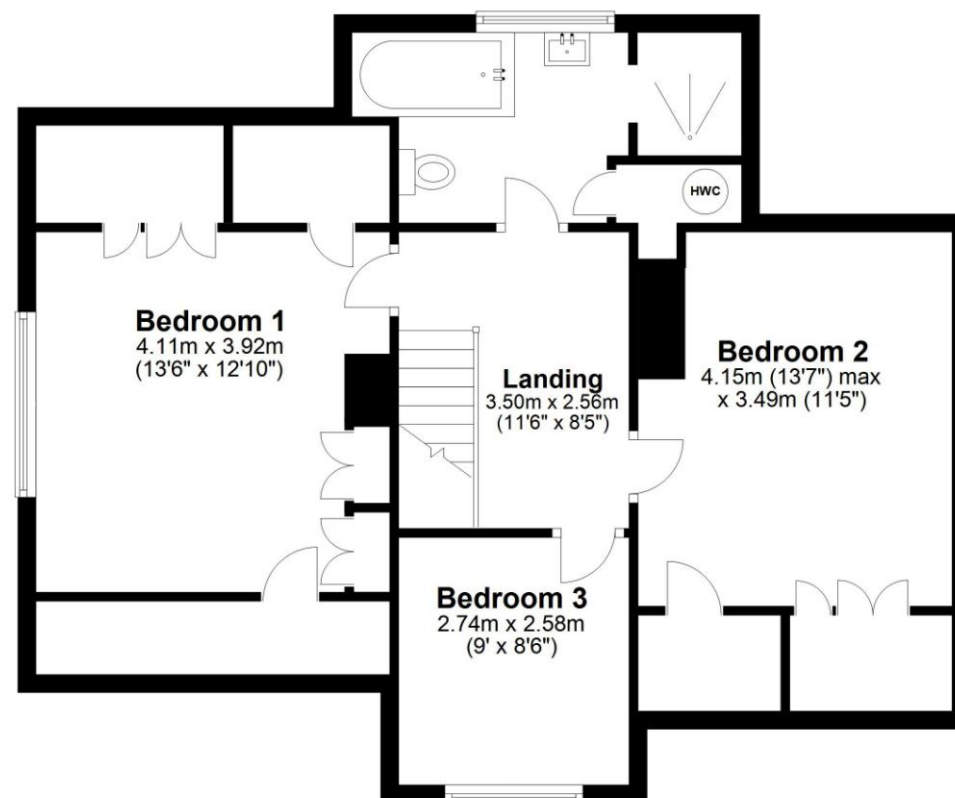


Total area: approx. 144.9 sq. metres (1559.3 sq. feet)

**Stoneleigh, Gillamoor**

## First Floor

Approx. 68.3 sq. metres (735.0 sq. feet)



For information purposes, not to scale









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

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

**Property Tax:** Band F

**Energy Performance Rating:** Band E

**Note:** The solar panels are not working

**Photography:** By Peter Illingworth

**Location:** what3words///costly.dreams.requires

**Flood Risk:** Very Low

**Mobile Coverage:** EE, Vodafone, Three and O2

**Satellite:** BT and Virgin

**HMRC:** It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

### Need to sell your own property?

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

### Need advice on buying through another agent?

Contact Peter Illingworth on 01751 431107 to discuss how we can give you the comfort of many years of our expertise, in representing clients in the purchase of their next home.

### Viewing:

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



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