

Peter  
**illingworth**  
ESTATE AGENTS



**29, West Lund Lane**  
**Kirkbymoorside, York, YO62 6AH**  
**Price Guide £210,000**

[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)  
Tenure Freehold  
EPC Band C Property tax Band C



Situated on the southern edge of the historic market town of Kirkbymoorside, this elevated two-bedroom semi-detached bungalow offers double glazing, central heating, and superb views over the former railway bridge to open countryside. It features a substantial garage and generous parking.

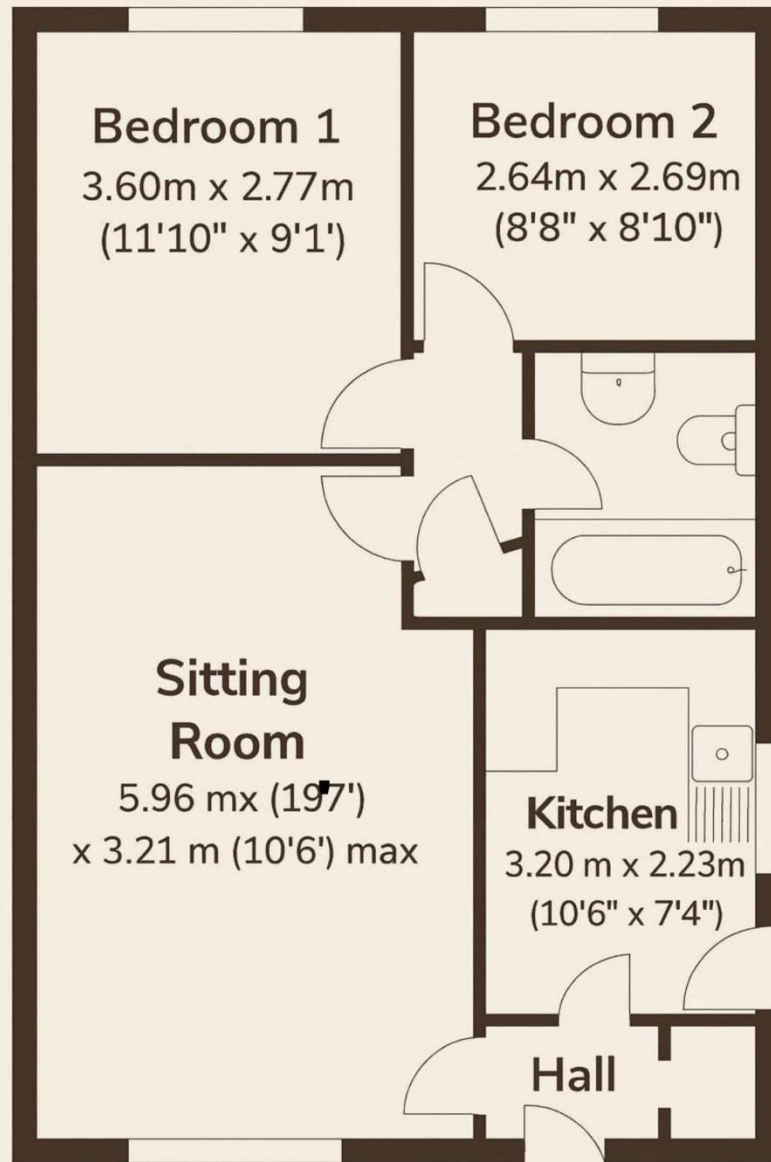
Accommodation includes: Front entrance lobby, sitting/dining room, kitchen, inner hall, two bedrooms, and house bathroom. Externally, there are lawned gardens to both front and rear.

Perfectly positioned for countryside walks, the property is also close to the town centre, which offers a range of amenities including medical, dental, and veterinary services. Kirkbymoorside Community Primary School and Ryedale School are both highly regarded. The North York Moors and Dalby Forest are nearby, with York, Scarborough, and Whitby all within easy reach.



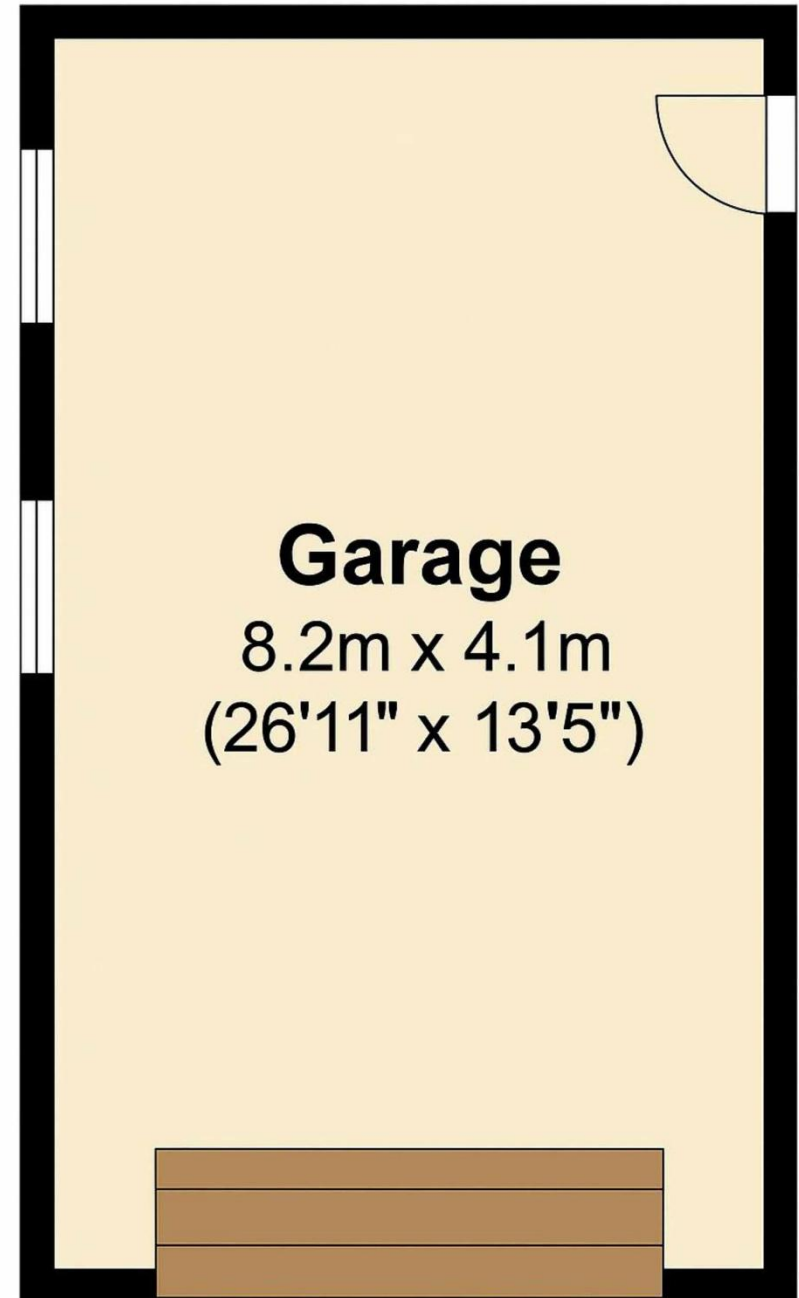
## Ground Floor

Approx. 52.3 sq. mtres (562.7 sq. feet)



Total area: approx. 52.3 sq. mtres (562.7 sq. feet)

**29 West Lund Lane, Kirkbymoorside**



For information purposes, not to scale











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

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

**Property Tax:** Band C

**Energy Performance Rating:** Band C

**Photography:** By Peter Illingworth

**Location:** what3words///tickets.brew.overhaul

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

**Satellite:** BT and Sky

**Broadband:** Basic 15 Mbps, Superfast 32 Mbps,

**Flood Risk:** Very low

**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.

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**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



16 Market Place, Kirkbymoorside,  
York, YO62 6DA

T. 01751 431107

E. kirkbymoorside@peterillingworth.co.uk

T. 01751 475557

E. maltonhub@peterillingworth.co.uk

T. 01751 475557

E. pickering@peterillingworth.co.uk

[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)

41-43, Maddox Street, London, W15 2PD

T. 08701 127 099

E. info@mayfairoffice.co.uk W.



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