



29, West Lund Lane
Kirkbymoorside, York, YO62 6AH
Price Guide £229,000

www.peterillingworth.co.uk

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.

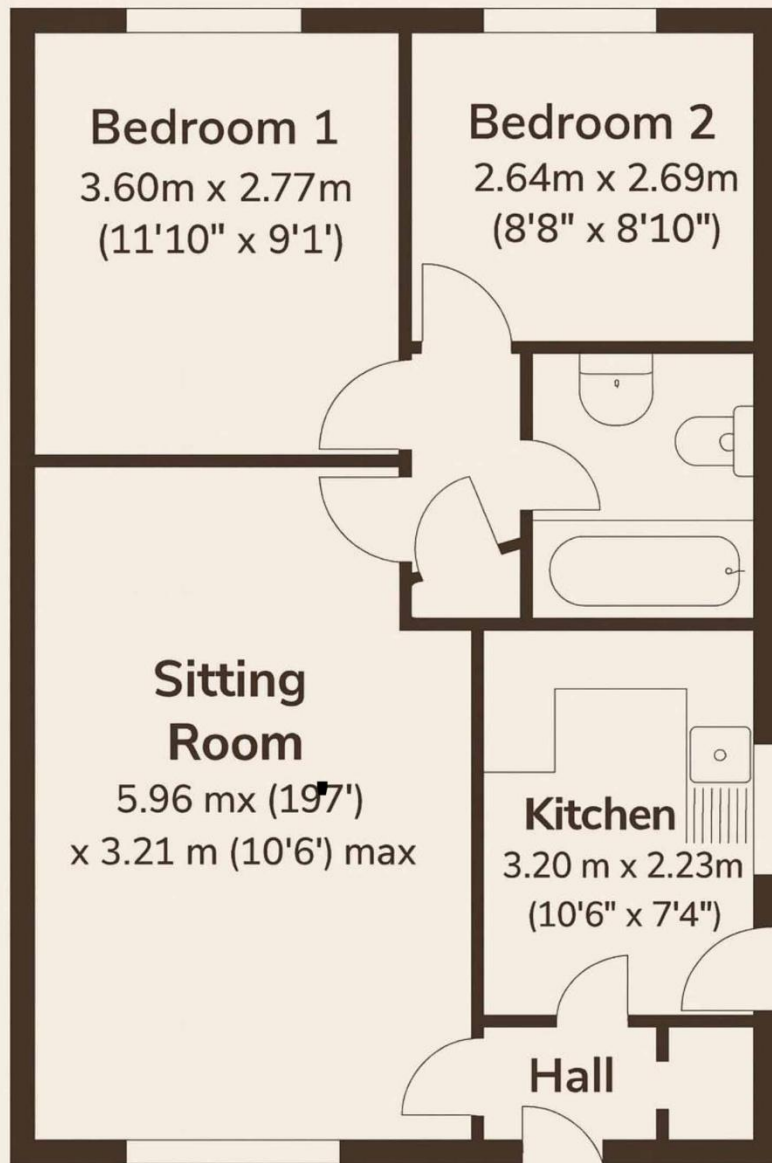
Accommodation includes: Front entrance lobby, sitting/dining room, kitchen, inner hall, two bedrooms, and house bathroom. Externally, there are lawned gardens to both front and rear.

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.



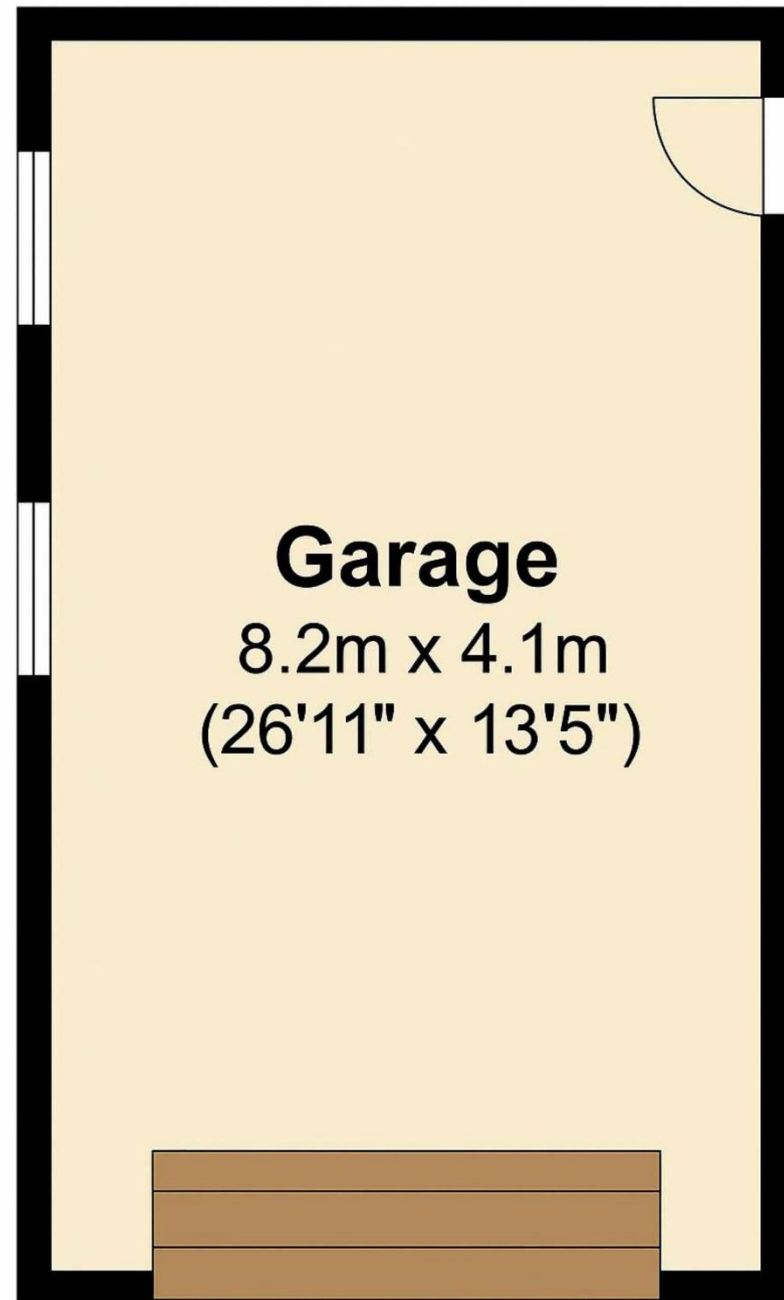
Ground Floor

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.

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



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

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

T. 08701 127 099

E. info@mayfairoffice.co.uk 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.