



21 High Market Place
Kirkbymoorside, York, YO62 6BG
Price Guide £175,000

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Freehold
EPC Band D
Property Tax Band Deleted

A Well-Located Townhouse in Kirkbymoorside – Currently successfully let as a holiday cottage with many returning customers and five star reviews

This three-storey, three-bedroom townhouse is set within the town's Conservation Area, offering a practical home close to local amenities. The property benefits from sealed unit double glazing and central heating throughout, providing comfort and efficiency.

Accommodation:

- **Ground Floor:** Shared entrance lobby, sitting room, and kitchen/dining area.
- **First Floor:** Landing, two bedrooms, and a house bathroom with separate shower.
- **Second Floor:** A generously sized principal bedroom with en-suite bathroom, including shower over bath.

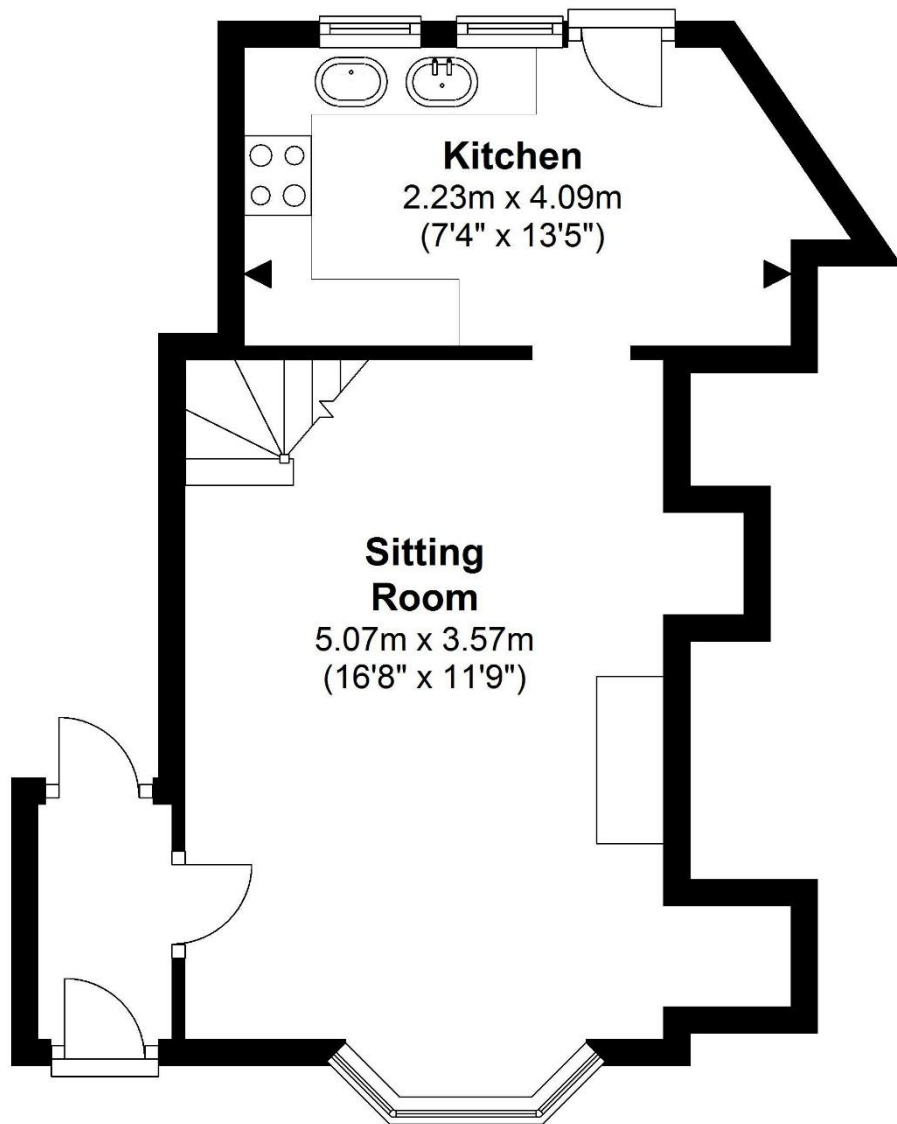
Whilst the property does not have a garden or sitting-out area, it does have a right of way over the yard to the rear.

Location: Kirkbymoorside is within the Ryedale School catchment area and offers easy access to the North York Moors National Park. The historic city of York and the coastal towns of Scarborough and Whitby are within commuting distance, making this an excellent base for enjoying both countryside and coast.



Ground Floor

Approx. 31.1 sq. metres (334.3 sq. feet)

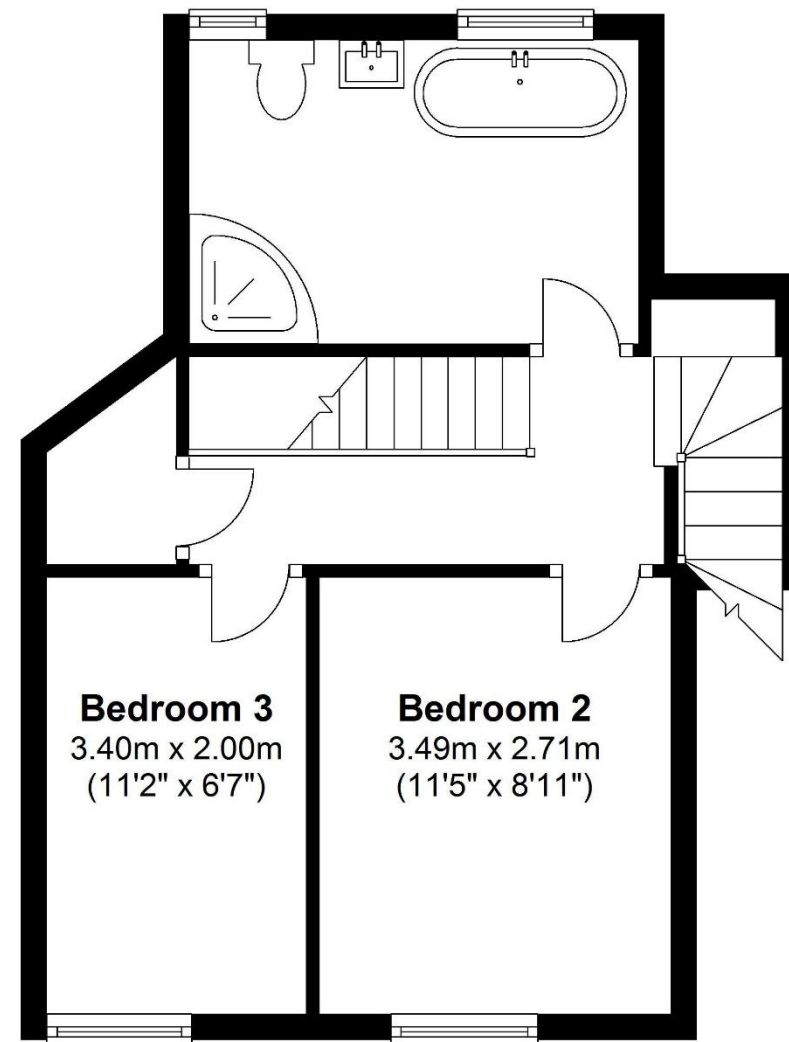


Total area: approx. 94.3 sq. metres (1014.5 sq. feet)

21 High Market Place, Kirkbymoorside

First Floor

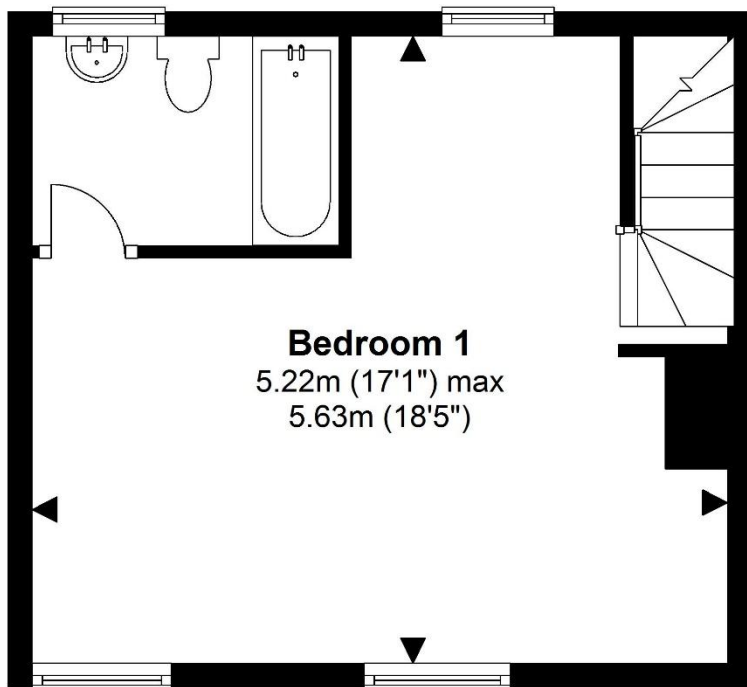
Approx. 34.3 sq. metres (369.0 sq. feet)



21 High Market Place, Kirkbymoorside

Second Floor

Approx. 28.9 sq. metres (311.2 sq. feet)



21 High Market Place, Kirkbymoorside





Tenure: We understand the property to be freehold with the benefit of a flying freehold. Vacant possession will be given on completion.

Note: See attached a copy of the Land Registry Title providing details of rights of way and maintenance responsibilities.

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

Energy performance rating: Band D

Property tax: Property Tax deleted formerly a Band D

Need to sell your own property?

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

Photography: By Peter Illingworth

Broadband: Basic 16 Mbps. Superfast 80 Mbps, Ultrafast 1800 Mbps

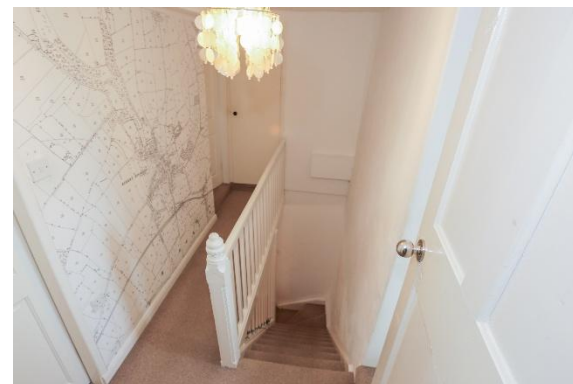
Mobile Coverage: EE, Vodafone, Three, O2

Satellite/Fibre availability: BT and Sky

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Viewing:

Strictly by appointment through the Agents
Kirkbymoorside Office, 16 Market Place,
Kirkbymoorside, York.



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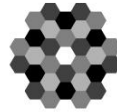
Important Notice:

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

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Official copy of register of title

Title number NYK214902

Edition date 11.03.2024

- This official copy shows the entries on the register of title on 12 DEC 2025 at 17:36:39.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 12 Dec 2025.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Durham Office.

A: Property Register

This register describes the land and estate comprised in the title.

NORTH YORKSHIRE

- (01.02.1999) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 21 High Market Place, Kirkbymoorside, York (YO62 6BG).
- (01.02.1999) The land was formerly copyhold of the Manor of Kirkbymoorside and the rights saved to the lord by the 12th Schedule of the Law of Property Act 1922 are excepted from the registration.
- (01.02.1999) The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the land in this title dated 2 July 1963 made between (1) Ernest Ravis and Vera Wand (Vendors) and (2) John Arthur Harrison (Purchaser):-

"TOGETHER First with the right of way in common with the owners and occupiers of Numbers 19 and 23 High Market Place and Number 1 Dale End Kirkbymoorside over the rear portion of the said passage or way and Second with a right of way in common with the said owners and occupiers of number 23 High Market Place and number 1 Dale End over and across the yard situate to the rear of the hereditaments hereby conveyed and also with a right of way at all times and for all purposes over and across the yard situate at the rear of the adjoining property Number 19 High Market Place aforesaid and Thirdly with the right to hang washing and clothing at all times in the said yard at the rear of Number 19 High Market Place BUT SUBJECT First to the right of way at all times and for all purposes for the said owners and occupiers of numbers 19 and 23 High Market Place and Number 1 Dale End Kirkbymoorside over and along the front portion of the passage or way hereinbefore conveyed and Secondly to the Purchasers paying one half of the cost of maintaining and repairing the said yard at the rear of Number 23 High Market Place aforesaid and one third of the cost of maintaining and repairing the said yard at the rear of Number 19 High Market Place aforesaid"

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

Title number NYK214902

B: Proprietorship Register continued

- (07.02.2019) PROPRIETOR: BARRY GOODWIN of 2 Wath Road, Wombwell, Barnsley S73 0SE and RACHEL LOUISE GOODWIN of 45 Summer Lane, Wombwell, Barnsley S73 8HD.
- (07.02.2019) The price stated to have been paid on 30 January 2019 was £125,000.
- (11.03.2024) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 26 February 2024 in favour of Leeds Building Society referred to in the Charges Register.
- (11.03.2024) The proprietor's address for service has been changed.

C: Charges Register

This register contains any charges and other matters that affect the land.

- (11.03.2024) REGISTERED CHARGE dated 26 February 2024.
- (11.03.2024) Proprietor: LEEDS BUILDING SOCIETY of 26 Sovereign Street, Leeds LS1 4BJ.

End of register