



Peter
illingworth
ESTATE AGENTS

2A, Tinley Garth,
Kirkbymoorside, York, YO62 6AR
Price Guide £170,000

www.peterillingworth.co.uk
Freehold
EPC Band D, Property Tax Band B

Tucked away within the **heart of Kirkbymoorside's Conservation Area**, this charming and well-presented period mid-terraced cottage offers an appealing blend of character, comfort and an exceptionally convenient location. The property is ideally placed just a short walk from the town's traditional market square, where a wide range of **independent shops, cafés, public houses and everyday amenities** can be found. Beyond the town, the spectacular landscapes and walking routes of the **North York Moors National Park** are close at hand, making this an ideal home for those seeking both lifestyle and practicality.

Internally, the accommodation is arranged over two floors. On the ground floor, a welcoming sitting room provides a comfortable living space, complemented by an adjoining sun room that enjoys natural light and offers a pleasant transition to the rear of the property. The kitchen is neatly arranged and fitted with a range of units. A ground floor cloakroom adds further convenience.

To the first floor are two well-proportioned bedrooms, both benefiting from a light and airy feel, together with a house bathroom. The property is warmed throughout by **gas-fired central heating**, ensuring year-round comfort.

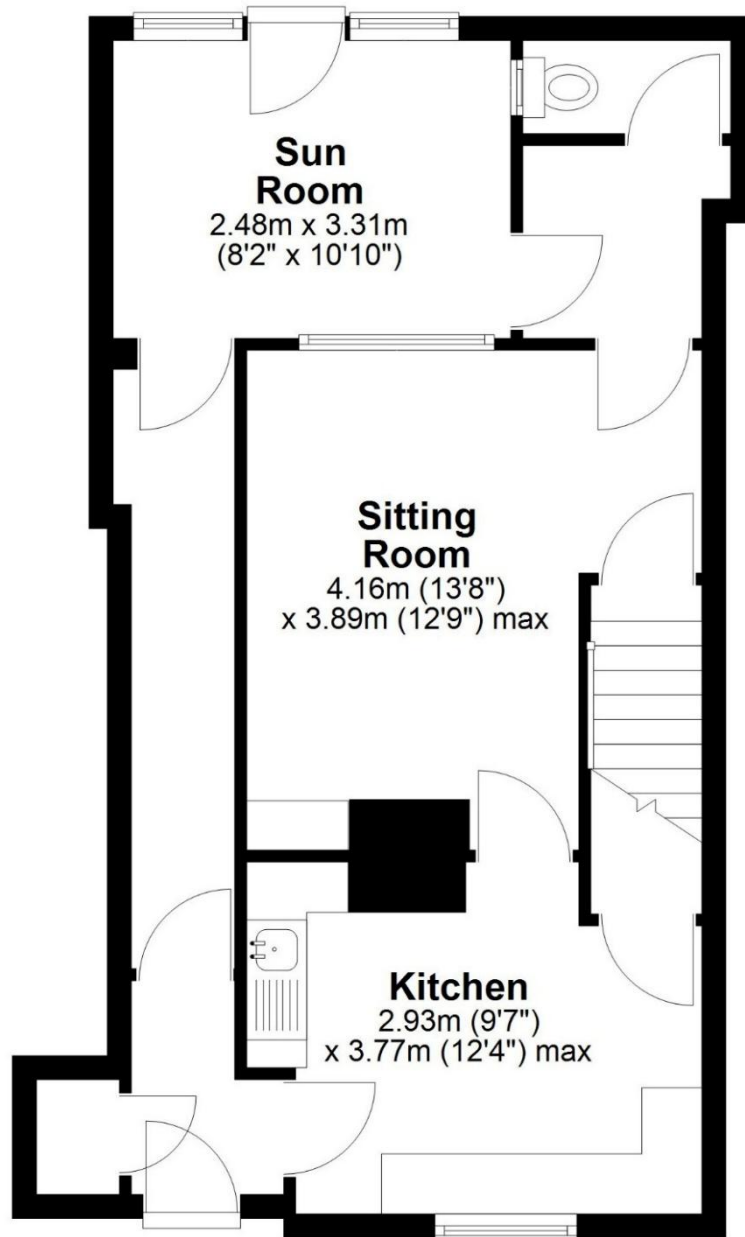
To the rear is a **private, enclosed patio garden**, designed for low maintenance and enhanced by established flower beds and shrubs to the side, creating a sheltered and attractive outdoor area ideal for sitting out or container planting.

This delightful home will appeal to a range of buyers, including those seeking a main residence, second home or investment opportunity in one of Ryedale's most popular market towns. Early viewing is highly recommended.



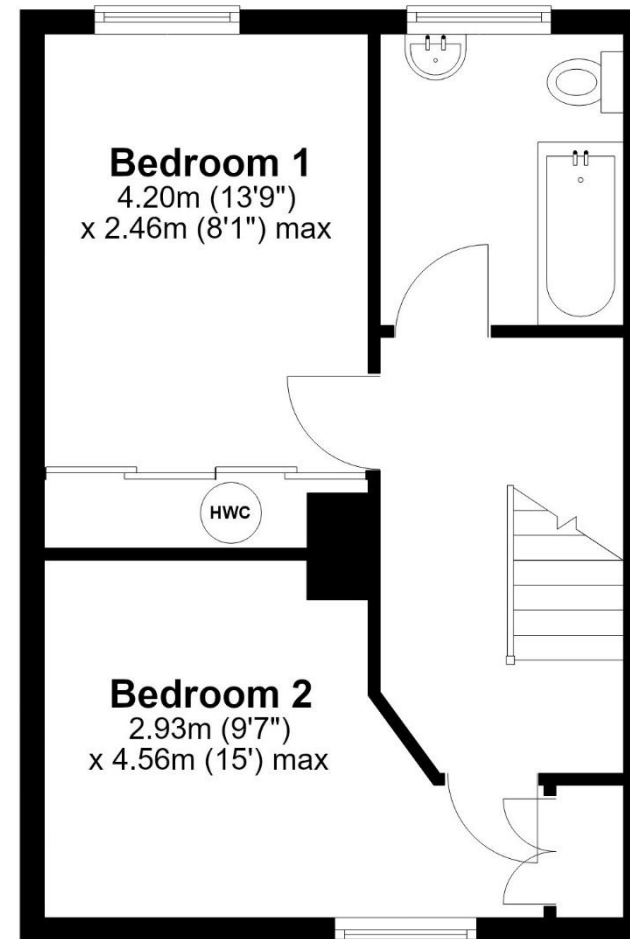
Ground Floor

Approx. 47.8 sq. metres (514.8 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.9 sq. feet)



Total area: approx. 84.0 sq. metres (903.7 sq. feet)

2a Tinley Garth, Kirkbymoorside

For information purposes, not to scale





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 D

Property Tax: Band B

Broadband:

Basic 20 Mbps, 76 Superfast 1800 Mbps

Mobile Coverage:

EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT and Sky

Flood Risk: Very low

What3Words: ///remainder.reflector.reader

Photography: By Peter Illingworth

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.

Viewing:

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

Tel: 01751 431107



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