

Peter
illingworth
ESTATE AGENTS



**2, Tinley Garth
Kirkbymoorside
York, YO62 6AR
Price Guide £300,000 to £350,000**

www.peterillingworth.co.uk
Freehold, EPC Band. To be assessed
Property Tax To be assessed

An excellent opportunity to acquire a substantial period property arranged over three floors, which, until recently, provided letting rooms for the George and Dragon Hotel. Prior to this use, it formed part of the former Rectory.

The property offers the purchaser flexibility to consider a change of use and even reconfigure it back into a large residential family home, or potentially into holiday apartments or offices, subject to the appropriate consents.

Situated close to the town centre, within the town's Conservation Area, the property benefits from a large garden with access through to the George and Dragon Hotel. There is ample space to create a parking area at the rear of the garden.

Accommodation briefly comprises:

Ground Floor: Front entrance hall, two bedrooms with en-suites, access to balcony.

First Floor: Three bedrooms, all with en-suites. Covered balcony accessed by a bedroom (16).

Second Floor: Landing, three bedrooms, all with en-suites.

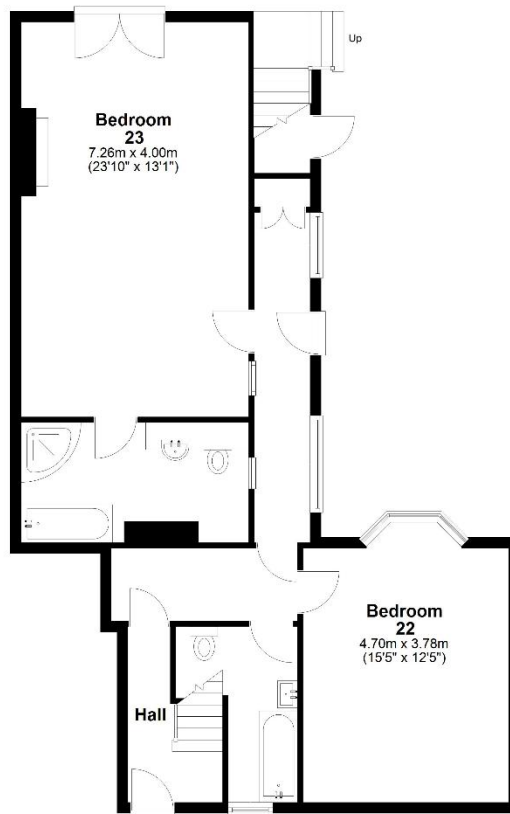
Well-stocked enclosed rear garden, with planted beds and a part-enclosed patio area.

Kirkbymoorside is a popular and thriving market town offering a wide range of local amenities, including independent shops, cafés, public houses, a community primary school, sports facilities, padel courts, and regular bus services. The town sits on the edge of the North York Moors National Park, providing easy access to outstanding countryside, as well as walking and cycling routes, while remaining convenient for Helmsley, Pickering, York, and the East Coast.



Ground Floor

Approx. 79.3 sq. metres (854.1 sq. feet)

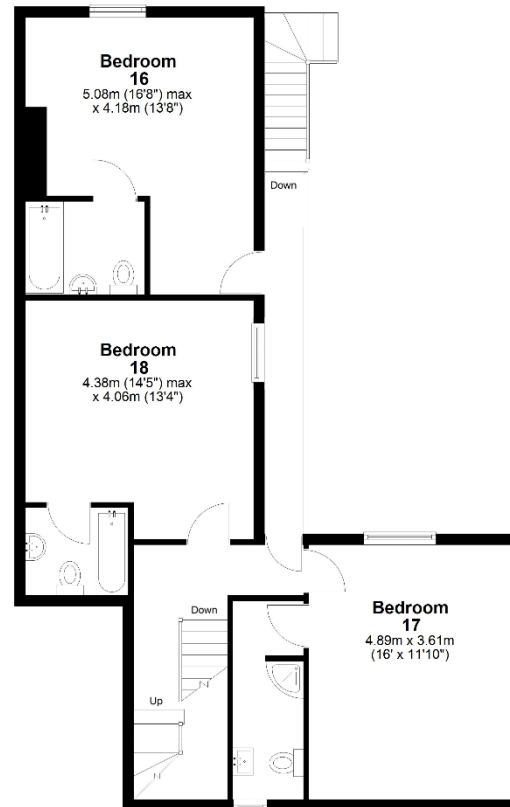


Total area: approx. 225.0 sq. metres (2421.6 sq. feet)

2 Tinley Garth, Kirkbymoorside

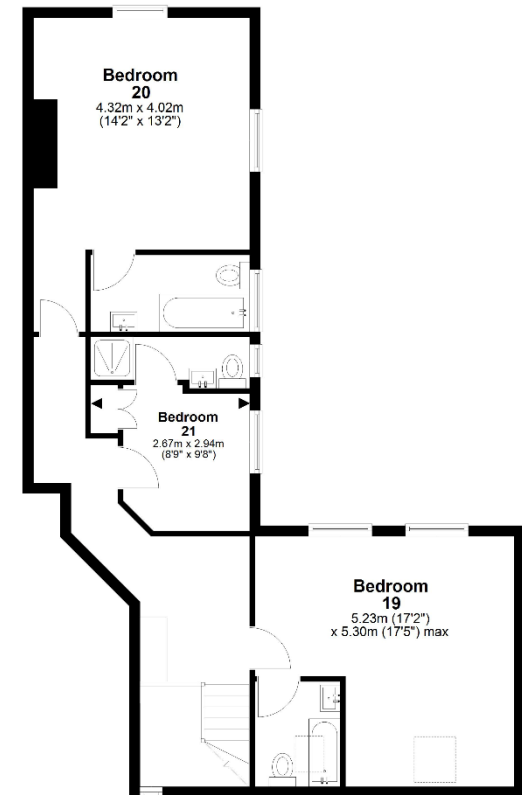
First Floor

Approx. 73.3 sq. metres (789.5 sq. feet)



Second Floor

Approx. 72.3 sq. metres (778.0 sq. feet)



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.

Note: There is evidence of a flying freehold in part of the en-suite to bedroom 18 on the first floor and a small portion over the second floor in a similar area.

EPC: Formerly Band C under hotel assessment (Now expired and being re-assessed).

Property Tax: To be assessed. Currently falls under the George and Dragon Hotel assessment.

Broadband:
Basic 20Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile Coverage:
EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT and Sky

Flood Risk: Very low

What3Words: ///ranches.steepest.shuttered

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



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 W. www.mayfairoffice.co.uk



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