

Peter
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ESTATE AGENTS

Dumont, Vivers Place
Kirkbymoorside, York, YO62 6EA
Price Guide £275,000

Peterillingworth.co.uk
Freehold EPC Band D
Property Tax Band D C

Situated within a highly sought-after area of this ancient market town is this well-presented three-bedroom end-terrace home, benefiting from gas-fired central heating and sealed unit triple glazing. Occupying a generous corner plot and offers excellent family accommodation.

The accommodation briefly comprises an entrance hall, a comfortable sitting room featuring a log-burning stove, and an open-plan fitted kitchen/dining area. A double-glazed conservatory provides attractive views over the enclosed, landscaped rear garden, which is mainly laid to lawn and includes a patio seating area. To the first floor, there is a landing, three bedrooms, and a modern house bathroom fitted with a shower over the bath.

Externally, the property benefits from a car standing area in front of the single garage, together with additional off-street parking for a further two vehicles. There is also a hard-landscaped front garden. Early viewing is highly recommended to fully appreciate this delightful family home.

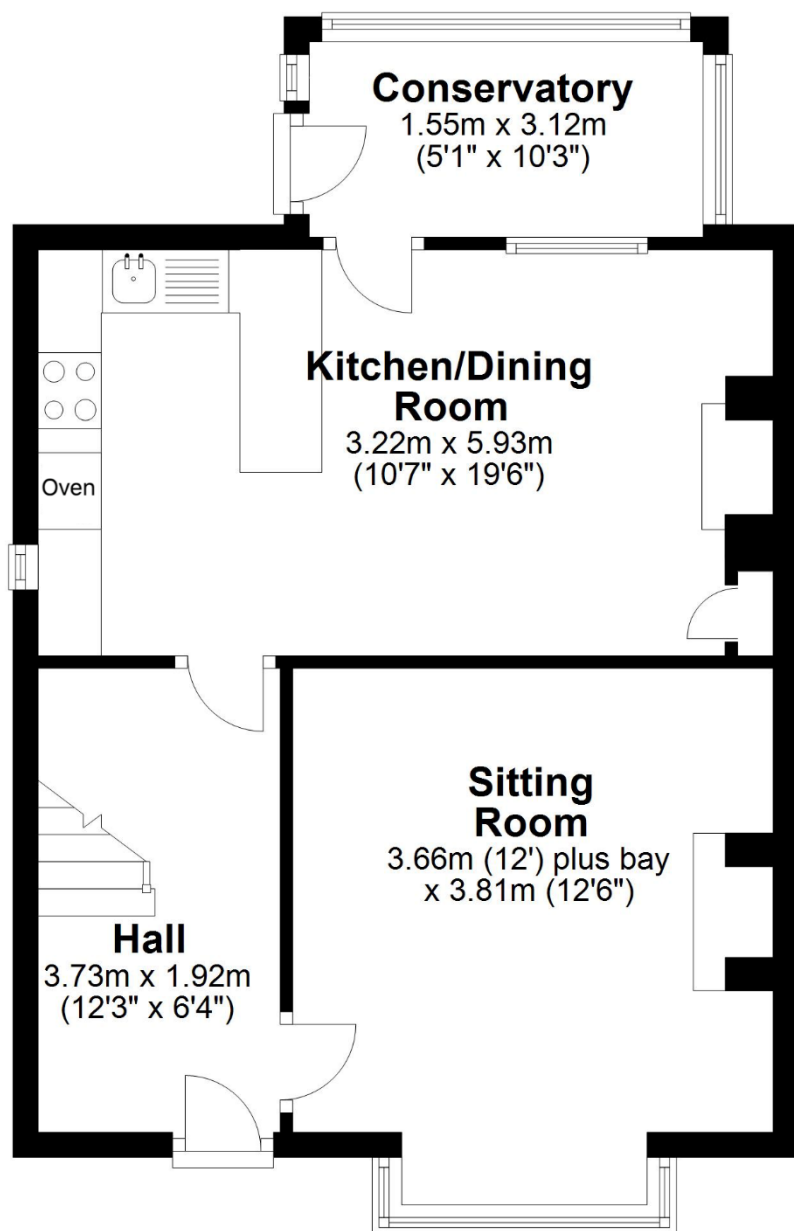
Kirkbymoorside offers an excellent range of local amenities, including a highly regarded infant and junior school, and lies within the catchment area for the popular Ryedale School. The town also boasts an 18-hole golf course, sports and recreational facilities, a variety of independent shops, cafés, restaurants, and public houses.

The stunning North York Moors National Park is just a short drive away, while the historic City of York and the coastal resorts of Scarborough and Whitby are all easily accessible for commuting and leisure pursuits.



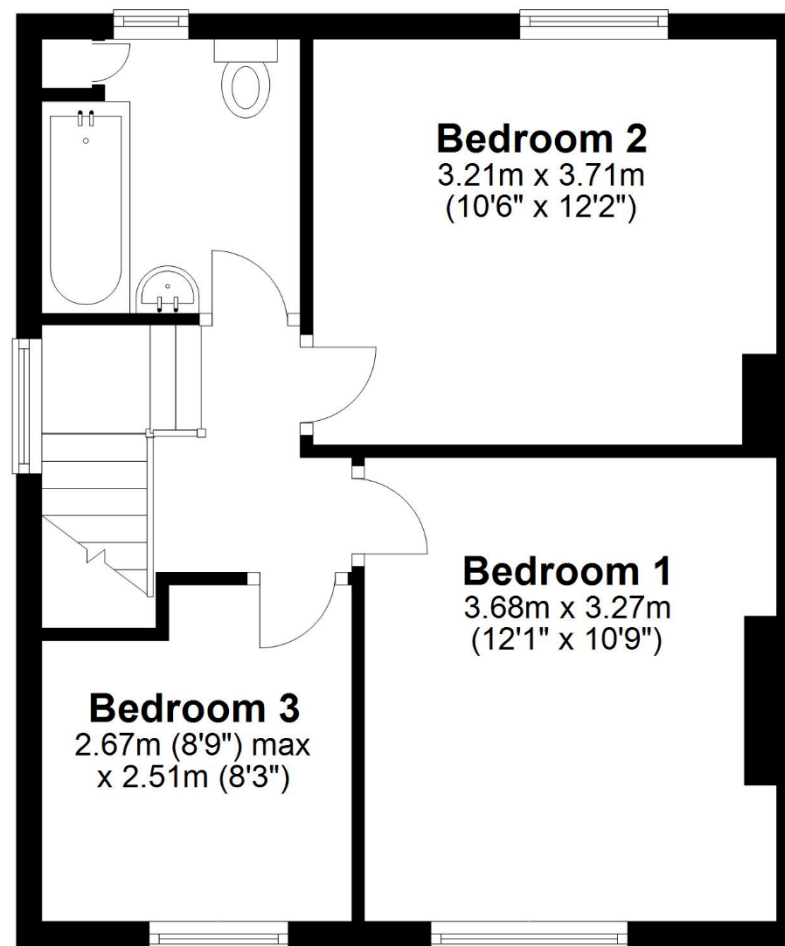
Ground Floor

Approx. 46.5 sq. metres (500.8 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



Total area: approx. 87.3 sq. metres (940.1 sq. feet)

Dumont, Kirkbymoorside







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

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

Property Tax: Band C

Energy Performance Rating: Band D

What3words:///snippets.keyboards.formed

Photography: By Peter Illingworth

Mobile Coverage: EE, Vodafone, Three and O2

Broadband: Basic 17Mbps, Superfast 80Mbps, Ultrafast 1800Mbps

Satellite/Fibre TV Availability: BT and Sky

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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Viewing:

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