



Peter
illingworth
ESTATE AGENTS

**4, Howkeld Close
Kirkbymoorside, York, YO62 6FN
Price Guide £268,000**

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

A beautifully presented modern, gas fired centrally heated, double glazed, three bedroom semi-detached timber framed home, quietly positioned within a popular residential development in Kirkbymoorside. This attractive home offers well-proportioned accommodation, excellent natural light, and generous outdoor space, making it ideal for those seeking family accommodation in a convenient location.

The accommodation includes a stylish open-plan kitchen and dining area with French doors to the rear garden, a spacious separate living room, and a well-appointed principal bedroom. There are two further bedrooms, each well sized, along with a modern family bathroom featuring a separate shower cubicle.

Outside, the property benefits from a front lawned garden and a driveway providing private car standing. To the rear is a fully enclosed, neatly laid lawned garden with patio paved seating areas - perfect for enjoying the sunshine and outdoor entertaining.

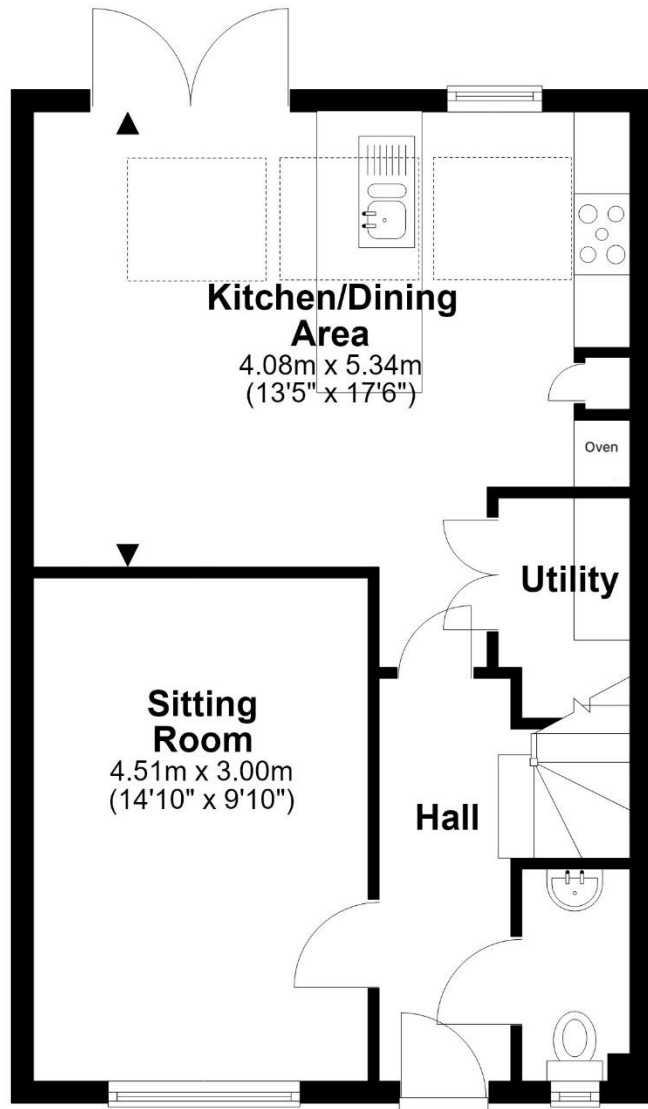
Kirkbymoorside offers a superb range of amenities all within easy reach, including local shops, cafés, a primary school, medical practice, sports facilities, and regular bus services to surrounding towns. The North York Moors National Park is close by, providing excellent walking, cycling, and scenic countryside on the doorstep.

A wonderfully presented modern semi-detached in a sought-after location - early viewing is highly recommended.



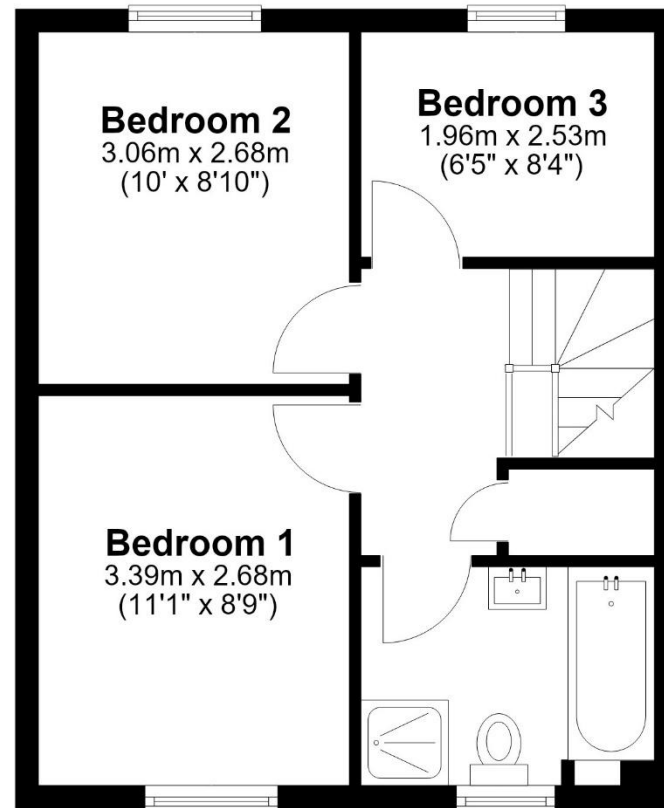
Ground Floor

Approx. 46.0 sq. metres (495.1 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.9 sq. feet)



Total area: approx. 81.0 sq. metres (872.0 sq. feet)

4 Howkeld Close, Kirkbymoorside

For information purposes, not to scale





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

Notes: There will be an annual estate maintenance charge to cover the upkeep of communal areas and grounds. However, this charge will not become payable until all outstanding estate works have been completed. Our clients are not currently aware of the amount that will be payable in respect of this property. The last estimate for this was £165 per annum.

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

EPC: Band B

Property Tax: Band C

Broadband:

Basic 17 Mbps, Superfast 44 Mbps, Ultrafast 1800 Mbps.

Mobile Coverage:

EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT and Sky

Flood Risk: Very low

What3Words: ///clicker.regulates.before

Photography: By Peter Illingworth and client

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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