



Peter
illingworth
ESTATE AGENTS

**6, Neville Walk,
Kirkbymoorside, York, YO62 6JF
Price Guide £375,000**

www.peterillingworth.co.uk
Freehold
Property Tax Band E EPC Band C

A beautifully presented four-bedroom semi-detached family home, benefiting from gas-fired central heating and offering spacious, well-planned accommodation ideally suited to modern family living. Particular features include two en-suite shower rooms, a generous utility room, a cloakroom/WC, and an integral garage with automatic up and over door.

The accommodation comprises an open entrance porch leading to an inner hallway, a spacious sitting room, and an impressive open-plan kitchen/dining room with double doors opening onto the rear garden, creating an excellent space for both everyday living and entertaining.

To the first floor, a galleried landing provides access to four generously proportioned bedrooms, two of which benefit from en-suite shower facilities, together with a well-appointed family bathroom.

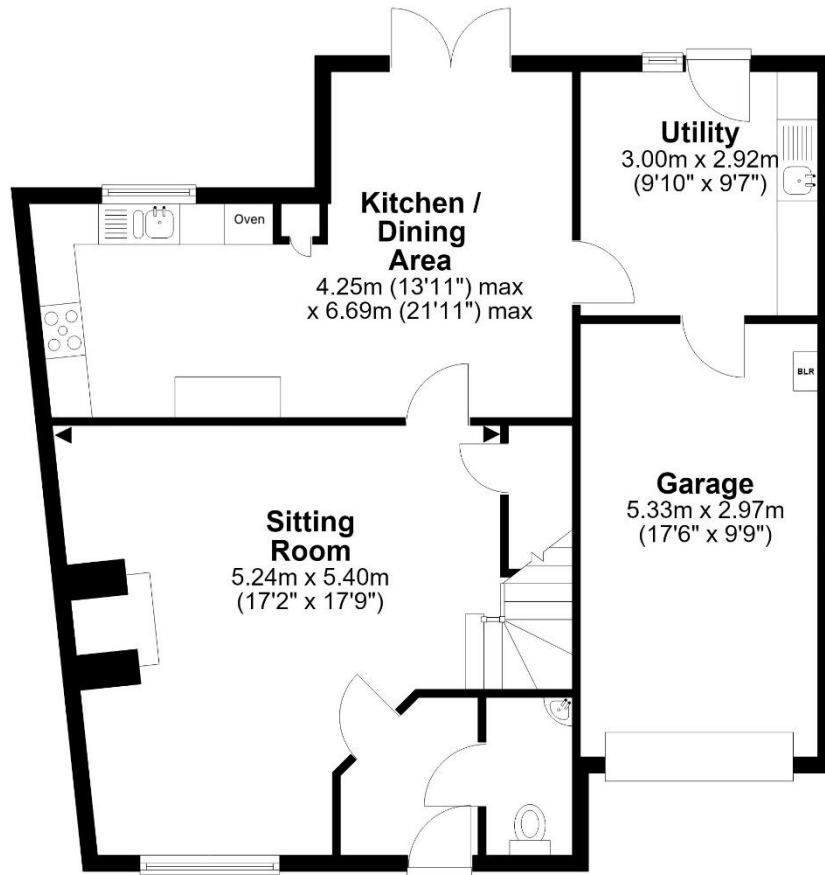
Externally, the property enjoys a brick-set driveway providing off-street parking for two vehicles, alongside an open-plan lawned front garden. To the rear, the gardens have been recently enhanced and feature an attractive terraced patio, a decked seating area, and a lawned garden, offering an ideal space for outdoor relaxation and entertaining.

Ideally located for the town centre. Kirkbymoorside offers a good range of local amenities and falls within the catchment area of the highly regarded Ryedale School, as well as Kirkbymoorside Community Primary School. The town also benefits from a popular 18-hole golf course and is ideally situated for enjoying the North York Moors National Park and Dalby Forest. The historic City of York and the coastal resorts of Scarborough and Whitby are all within easy commuting distance.



Ground Floor

Approx. 80.5 sq. metres (866.0 sq. feet)

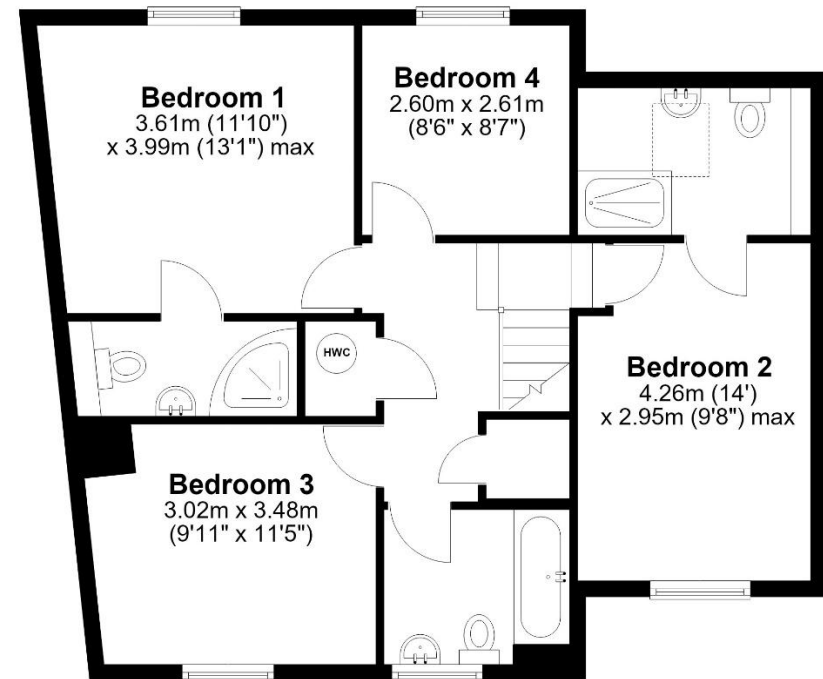


Total area: approx. 149.3 sq. metres (1607.2 sq. feet)

6 Neville Walk, Kirkbymoorside

First Floor

Approx. 68.9 sq. metres (741.2 sq. feet)



For information purposes, not to scale





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

Declaration: In accordance with the Estate Agents Act 1979, interested parties should note that the vendor of this property is a relative of a member of staff at Peter Illingworth Estate Agents.

EPC Band: C

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

Property tax: Band E

Photography: Peter Illingworth

Location: What3words///shuttered.paint.pricing

Mobile Coverage: EE, Vodafone, Three, and O2

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

Satellite/Fibre: 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.

Need to sell your own property?

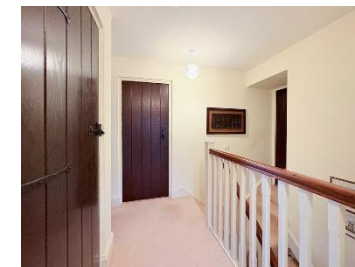
Contact Peter Illingworth on 01751 431107 for no-obligation advice.

Need advice on buying through another agent?

Contact Peter Illingworth on 01751 431107 to discuss how we can give you the comfort of many years of our expertise, in representing clients in the purchase of their next home.

Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York. Tel: 01751 431107.



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