

| Energy Efficiency Rating | | |
|-----------------------------------------------------------------|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | 73 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 68 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances,electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

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England and Wales VAT Reg. No 934616515



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7, Howe End, Kirkbymoorside, York, North Yorkshire, YO62 6BE

Guide price £275,000

7 Howe End is a beautifully renovated, stone-fronted three-bedroom Yorkshire terraced cottage, full of character and charm. Meticulously updated to a high standard throughout, this stunning home seamlessly blends traditional features with modern finishes.

The well-proportioned accommodation is arranged over three floors and includes access to a separate shared courtyard.

In brief, the property comprises: entrance hallway, a cosy yet elegant sitting room, and a stylish open-plan kitchen/dining area. To the first floor are two thoughtfully designed bedrooms and a contemporary house bathroom. The second floor offers a further spacious bedroom, with an en-suite.

Kirkbymoorside boasts a wide range of local amenities, including independent shops, coffee spots, welcoming pubs, and excellent schools such as Kirkbymoorside Primary and Ryedale Secondary. Set on the edge of the North York Moors National Park, the location offers access to Dalby Forest, countless scenic walks, and is just twenty miles from the coast—making it the perfect base to enjoy countryside and coastline alike.



ENTRANCE HALLWAY

Door to front, power points.

SITTING ROOM

14'0" x 11'3" (4.27m x 3.45m)

Window to front aspect with window seat, fitted cupboards, power points.

KITCHEN/DINING AREA

18'2" x 13'4" (5.56m x 4.08m)

Window to side aspect, a range of wall and base units with roll top work surfaces, power points, door to side.

PANTRY

Shelving.

FIRST FLOOR LANDING

Power points.

BEDROOM ONE

11'1" x 14'4" (3.38m x 4.38m)

Window to front aspect, power points.

BEDROOM TWO

10'2" x 13'10" (3.10m x 4.23m)

Window to side aspect, power points.

HOUSE BATHROOM

Window to side aspect, low flush WC, wash hand basin with pedestal, panel enclosed bath.

SECOND FLOOR

BEDROOM THREE

17'1" x 14'9" (5.21m x 4.50m)

Window to front aspect, power points.

COURTYARD

Shared courtyard with shared access.

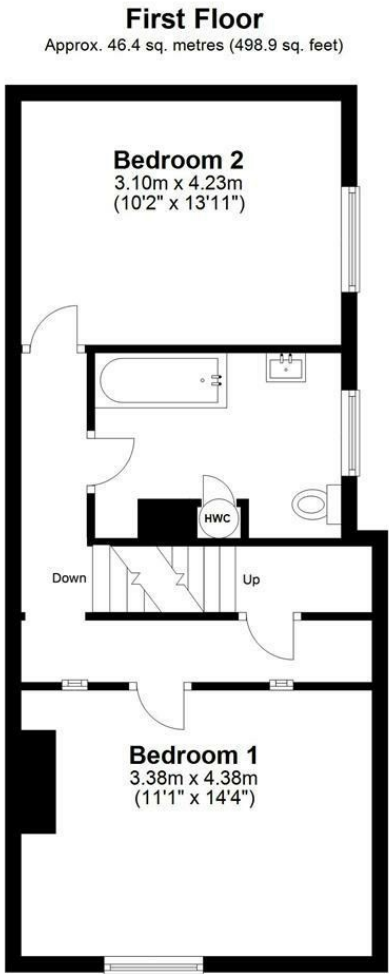
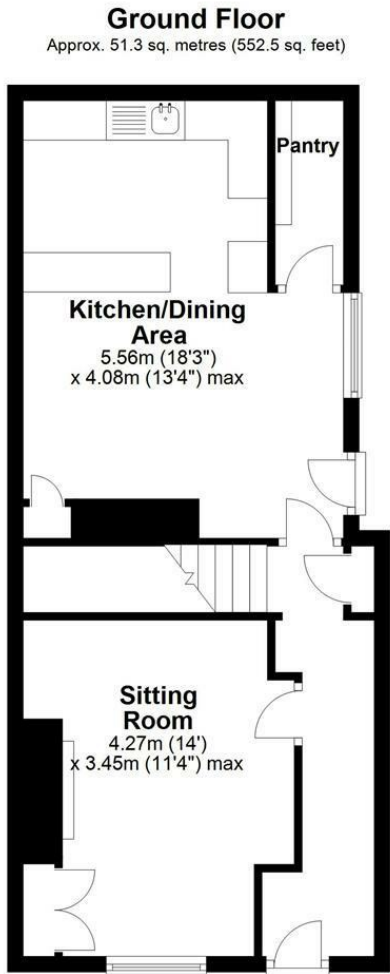
TENURE

Freehold.

SERVICES

Mains gas, water and drainage.

COUNCIL TAX BAND C



Total area: approx. 121.0 sq. metres (1302.0 sq. feet)
7 Howe End, Kirkbymoorside