

Peter
illingworth
ESTATE AGENTS

**2 Cartoft Cottages, Cartoft,
Kirkbymoorside, York, YO62 6NU
Price Guide £325,000**

www.peterillingworth.co.uk

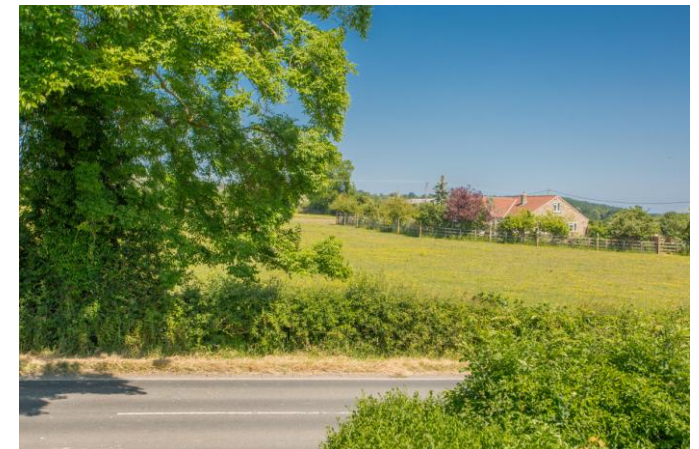
Standing on a substantial plot of approx 0.36 acres with superb views over open countryside can be found this wonderful opportunity to refurbish and make your mark on this three bedroom centrally heated semi-detached family home, in a rural location.

The property is best approached by taking the driveway on the North Western entrance to the property and parking in front of the garages

Accommodation briefly comprises: kitchen/dining area with oil fired Aga, sitting room fireplace with back boiler for central heating, front entrance lobby, rear entrance lobby. First floor: three bedrooms and house bathroom. Second floor attic rooms/storage. Attached outside wc and store with oil tank.

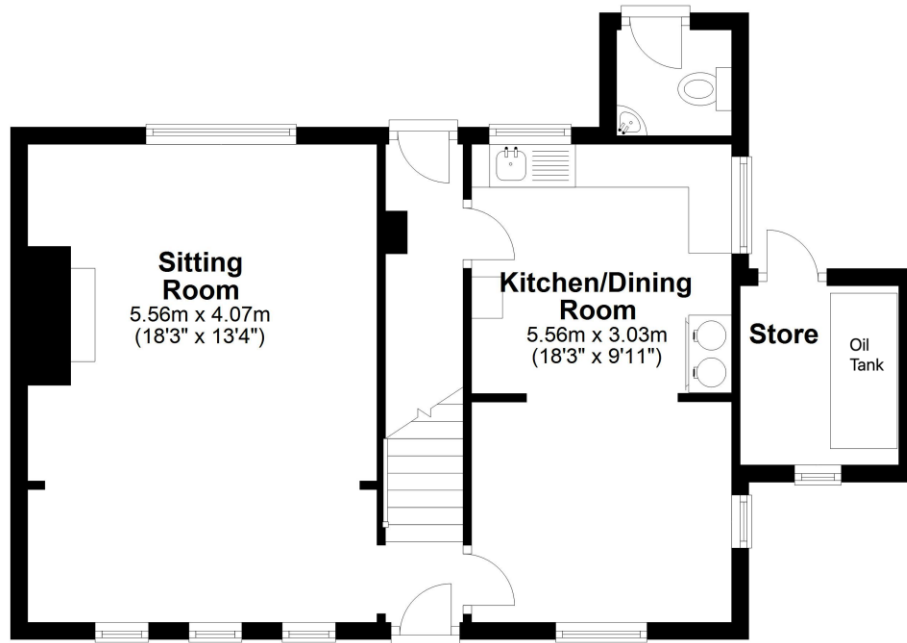
The gardens are laid to lawn with various mature trees, double garage and shed in need of attention.

The ancient market town of Kirkbymoorside is located close by, with Helmsley and Pickering being a little further afield. The ancient city of York and the coastal resorts of Scarborough and Whitby being easily commutable by car; the renowned North York Moors and the Great Dalby forest are located close by.



Ground Floor

Approx. 51.5 sq. metres (553.8 sq. feet)



Total area: approx. 125.8 sq. metres (1353.8 sq. feet)

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Not to scale for identification purposes only

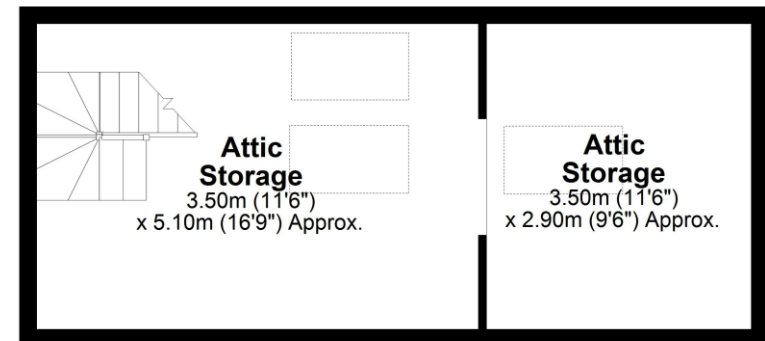
First Floor

Approx. 45.6 sq. metres (490.9 sq. feet)



Second Floor

Approx. 28.7 sq. metres (309.0 sq. feet)







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

Services: Mains water, electricity are laid on, drainage via shared treatment centre.

Location: What3words ///printout.lunges.went

Property Tax: Band D

Energy Performance Rating: Band G

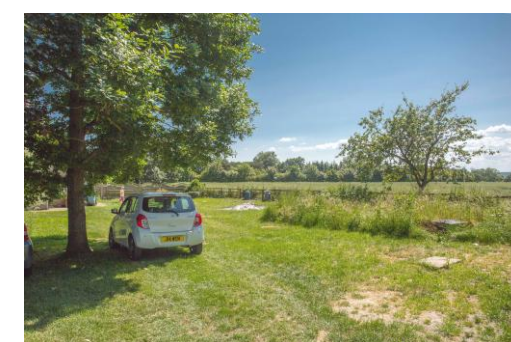
Photography: By Peter Illingworth

Need to sell your own property? Contact Peter Illingworth on 01751 431107 for no-obligation advice.

Need advice on buying through another agent? Contact Helen Shaw on 01751 431107 for an independent inspection by an experienced Chartered Surveyor, backed up by the RICS HomeBuyer report.

Viewing:

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



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