



**9, Westfield Mews
Kirkbymoorside, YO62 6BA
Price Guide £119,500**

A very spacious two bedroom, ground floor apartment on a corner site, conveniently situated for town centre amenities. This property has electric heating, double glazing, off street parking, communal secure bike shed and bin store

The accommodation briefly comprises: Communal entrance hall, communal lobby, private front entrance hall with generous storage cupboards, open plan sitting room/dining area, fitted kitchen, principal bedroom with en-suite shower room, second double bedroom and house bathroom.

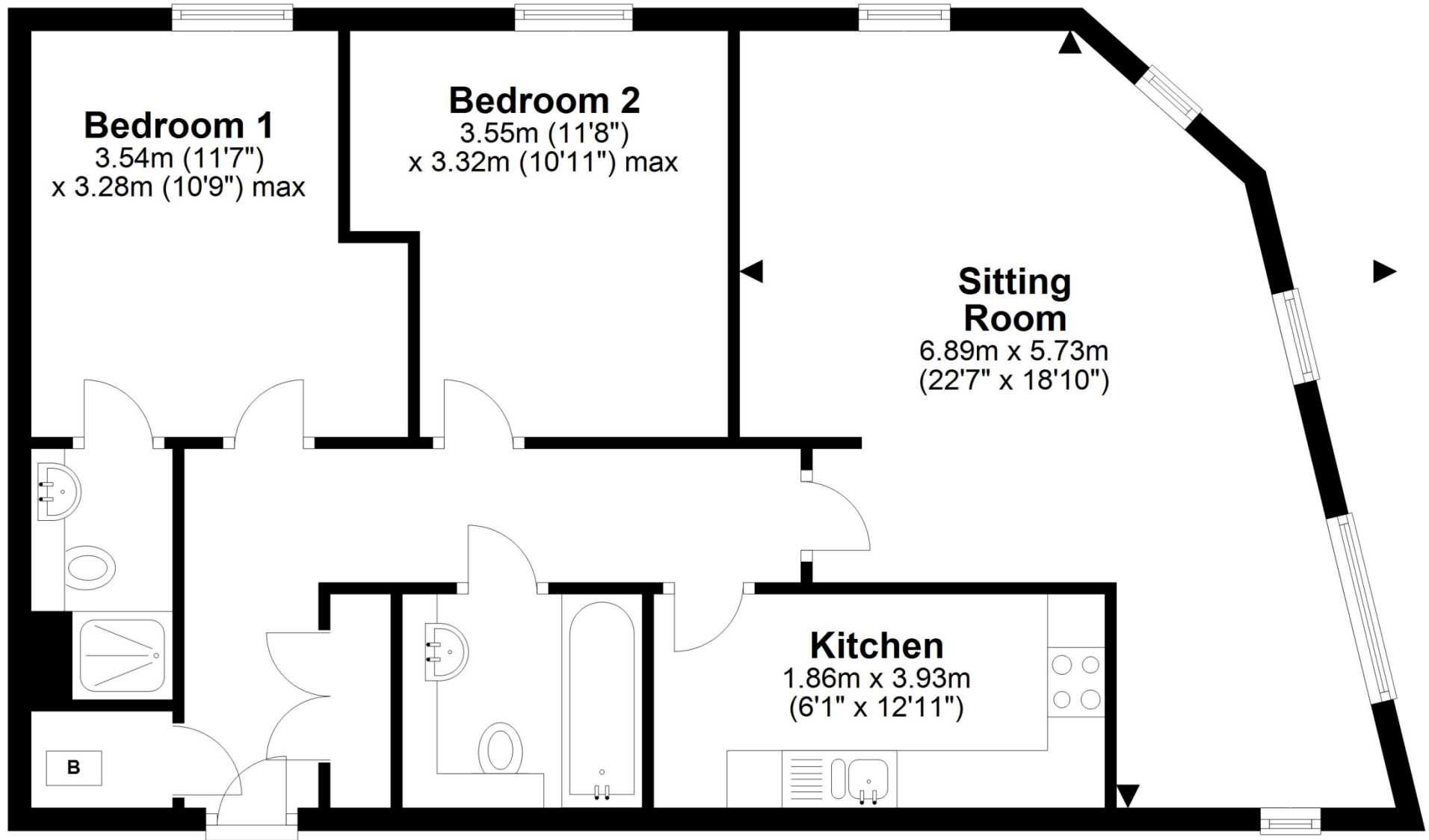
The apartment is situated close to the heart of the ancient market town of Kirkbymoorside, with the town offering a good range of local amenities including a regular Wednesday market.

The renowned North York Moors National Park is situated close by as well as the Great Dalby Forest. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



Ground Floor

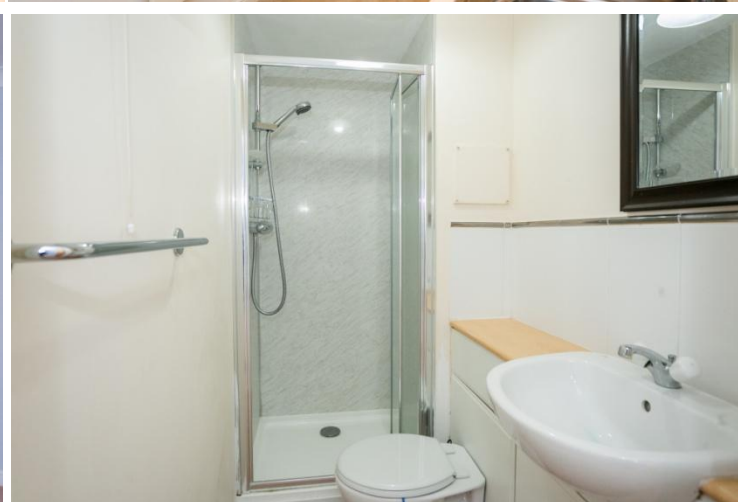
Approx. 74.1 sq. metres (798.1 sq. feet)



Total area: approx. 74.1 sq. metres (798.1 sq. feet)

9 Westfield Mews, Kirkbymoorside





Tenure: We understand the property to be leasehold with a term of 155 years from 1st July 2003.

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

Property Tax: Band C

Management Company: We understand the ground rent to be £75 every six months and the service charge is £256.43 per quarter from 31st October 2023. The property management company is West End Mews Management Ltd. Pets only by written permission of the management company. The apartment must be re-decorated every five years. For further information on the lease contact the selling agent and a copy of the lease can be supplied.

Energy Performance Rating: Band D.

Photography: By Peter Illingworth

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Viewing:

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



www.peterillingworth.co.uk

16 Market Place, Kirkbymoorside, York, YO62 6DA
T. 01751 431107
E. kirkbymoorside@peterillingworth.co.uk

Champley's Mews, Market Place, Pickering, North Yorkshire, YO18 7AE
T. 01751 475557
E. pickering@peterillingworth.co.uk

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