

Peter
illingworth
ESTATE AGENTS

7, Keld Head Orchard,
Kirkbymoorside, York, YO62 6EF
Price Guide £188,000

www.peterillingworth.co.uk

Nestling on a popular cul de sac, north of the town centre and close to open countryside can be found this two bedroom semi-detached, centrally heated, sealed unit double glazed dwelling; located to the north of the town centre on a small estate. Kirkbymoorside is often referred to as the Gateway to the North York Moors National Park.

Accommodation briefly comprises on the ground floor: Sitting room, fitted kitchen/dining area, rear entrance porch.

First floor: Landing, two double bedrooms and house bathroom.

Externally: Lawned garden to the front part bounded by a low evergreen box hedge, with a paved driveway leading to the side of the property providing a generous car standing area.

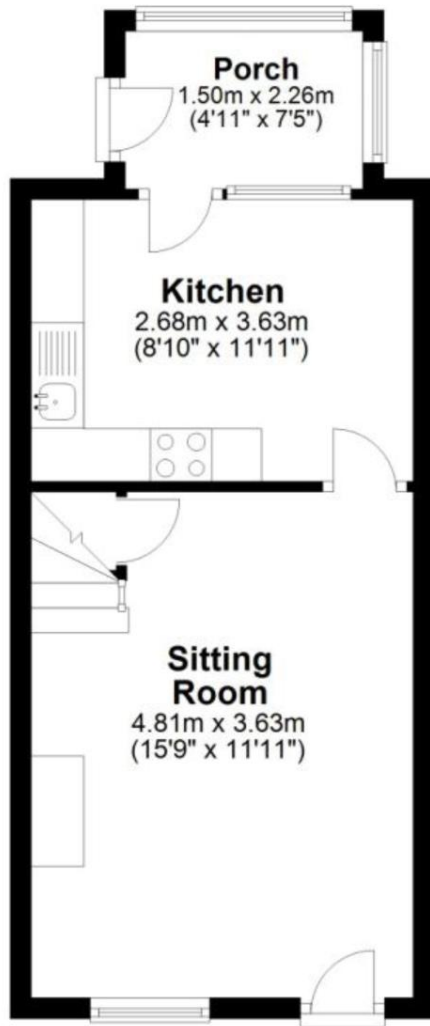
Private rear terraced garden with raised patio and lawned garden beyond.

Kirkbymoorside has an excellent range of local amenities with a good local primary/junior school and is in the catchment area of the highly regarded Ryedale School.



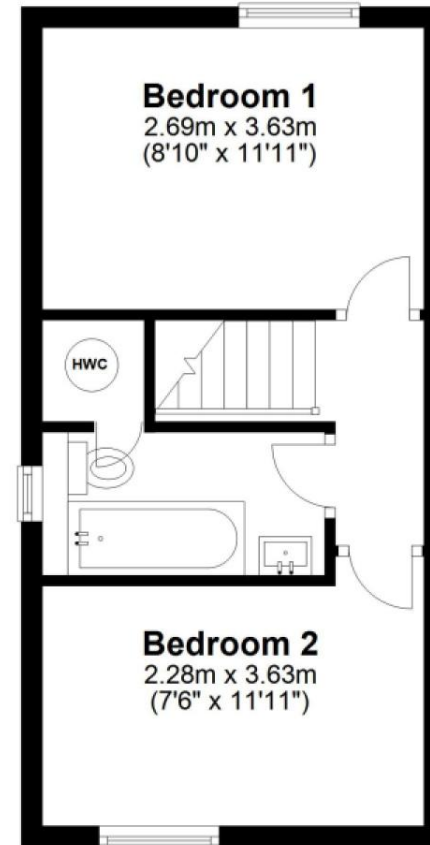
Ground Floor

Approx. 31.2 sq. metres (335.4 sq. feet)



First Floor

Approx. 27.6 sq. metres (296.6 sq. feet)



Total area: approx. 58.7 sq. metres (632.0 sq. feet)

7 Keld Head Orchard, Kirkbymoorside

For information purposes, not to scale





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

Note: The timber outbuildings are not included in the sale.

Services: Mains gas, drainage and electricity are laid on. Gas fired central heating.

Property Tax: Band B

Energy Performance Rating: Band D

Location: What3words///tennis.unsecured.warns

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 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.

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

Cashel House, 15 Thyer Street, London W1U 3JT
T. 0870 1127099
E. info@mayfair.co.uk W. www.mayfairoffice.co.uk



Important Notice:

Peter Illingworth Estate Agents for themselves and for the Vendors or Lessors of this property, whose agents they are; give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representatives of fact but must satisfy themselves,

by inspection or otherwise, as to the correctness of each of them;

- iii) no person in the employment of Peter Illingworth Estate Agents has any authority to make or give any representation or warranty given whether by Peter Illingworth Estate Agents and Associates or the Vendors or the Lessors of this property.

It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer. The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.