

Peter
illingworth
ESTATE AGENTS

**6, Tinley Garth
Kirkbymoorside, York, YO62 6AR
Price Guide £200,000**

www.peterillingworth.co.uk

A cherished two bedroom gas fired centrally heated cottage, situated within the Kirkbymoorside Conservation Area.

Accommodation briefly comprises :

Ground floor: Front entrance hall, sitting room, dining room, fitted kitchen.

First floor: Two double bedrooms and house shower room.

Externally: Landscaped rear garden with patio, plus further sitting out area and well stocked beds.

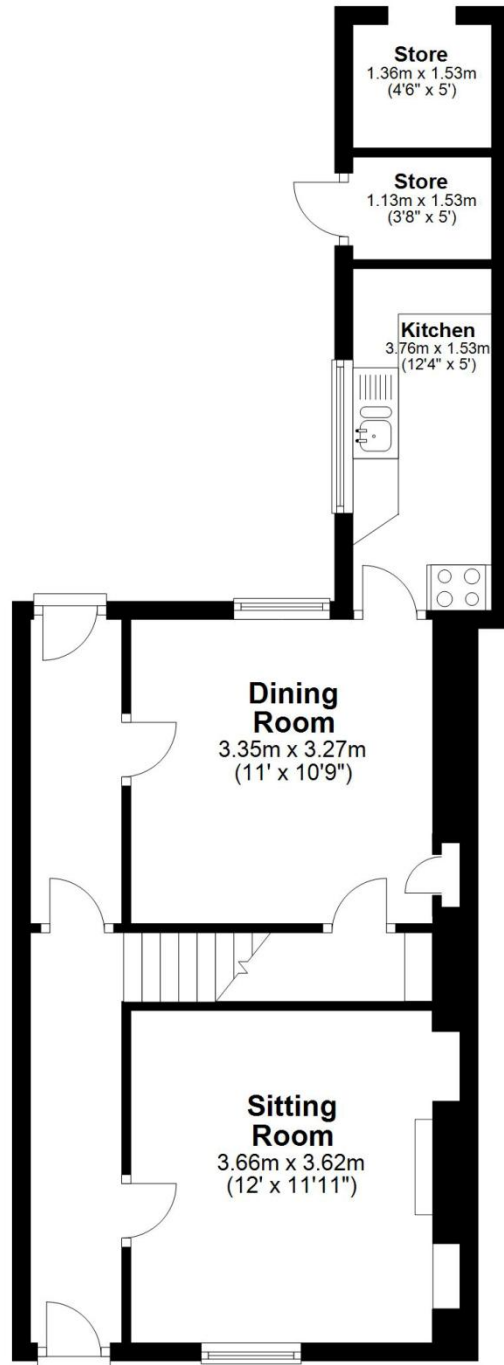
Kirkbymoorside has a good range of local amenities including doctor and dentist surgeries. The renowned North York Moors National Park is only a short drive away as is the Great Dalby Forest. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable. The neighbouring market towns include Helmsley, Pickering and Malton. There are railway stations at Malton and Thirsk. The town is on the Scarborough to Helmsley bus route.

Kirkbymoorside has an excellent primary school and falls within the catchment of the highly regarded Ryedale School.



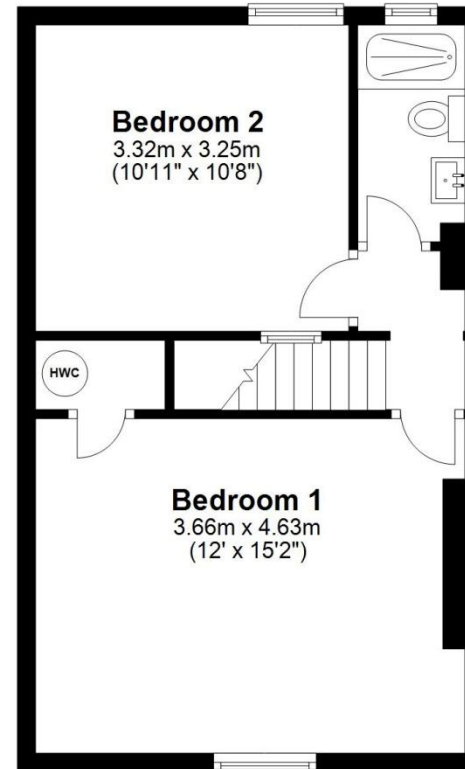
Ground Floor

Approx. 47.6 sq. metres (512.2 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.0 sq. feet)



Total area: approx. 84.6 sq. metres (910.2 sq. feet)

6 Tinley Garth, Kirkbymoorside





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

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

Property tax: Band B

Energy performance rating: Band E

Photography: By Peter Illingworth

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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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