



Peter  
**illingworth**  
ESTATE AGENTS

52 West End  
Kirkbymoorside, York, YO62 6AF  
Price Guide £235,000

[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)

Situated within the conservation area of this ancient market town can be found this most surprisingly spacious gas fired centrally heated cottage with three reception rooms, two generous double bedrooms with a sizeable modern bathroom with separate shower. The property offers character accommodation including feature beamed ceilings, cottage style doors with latches; externally cottage style paved enclosed garden area making the property ideal for locking and leaving. The garden room offers the opportunity to use as a further third bedroom as and when required.

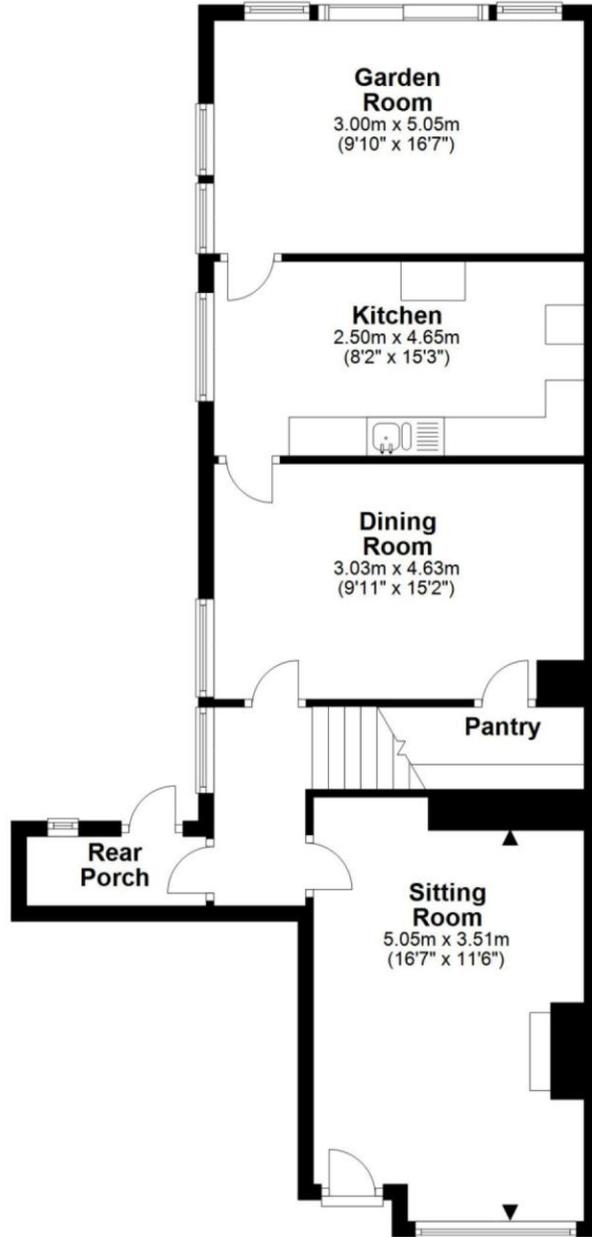
Kirkbymoorside has a good range of local amenities including doctors and dentists surgeries. The renowned North York Moors National Park is only a short drive away as is the Great Dalby Forest. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable. The neighbouring 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.



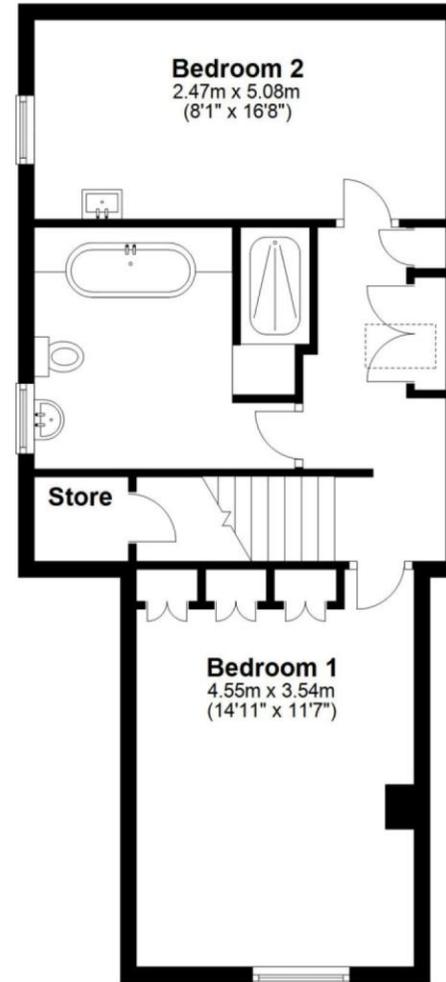
### Ground Floor

Approx. 70.5 sq. metres (758.8 sq. feet)



### First Floor

Approx. 53.2 sq. metres (572.2 sq. feet)



Total area: approx. 123.6 sq. metres (1330.9 sq. feet)

**52 West End, 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

**Right of Way:** The property has the benefit of a right of way through to Tinley Garth.

**Energy performance rating:** Band E

**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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