

Peter  
**illingworth**  
ESTATE AGENTS

**14, Bridge Row, Kirkbymoorside,  
Kirkbymoorside, YO62 6FQ  
Price Guide £335,000**

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



**With fabulous west-facing views over rolling open countryside, this home occupies one of the most enviable locations on this popular modern estate.**

A well-presented, timber framed, sealed unit double glazed, gas-fired centrally heated, three-bedroom detached family home situated on the periphery of the ancient market town of Kirkbymoorside. Ideally located to enjoy the North York Moors National Park, it also offers easy access to the historic market towns of Pickering and Helmsley, both just a short drive away.

**Accommodation briefly comprises:**

**Ground Floor:** Front entrance lobby, sitting room, open-plan fitted kitchen/dining/family room with double doors leading to the rear garden, inbuilt utility room, cloakroom, and integral garage.

**First Floor:** Landing, three bedrooms including a principal bedroom with en-suite shower room, and a house bathroom with separate shower.

**Externally:**

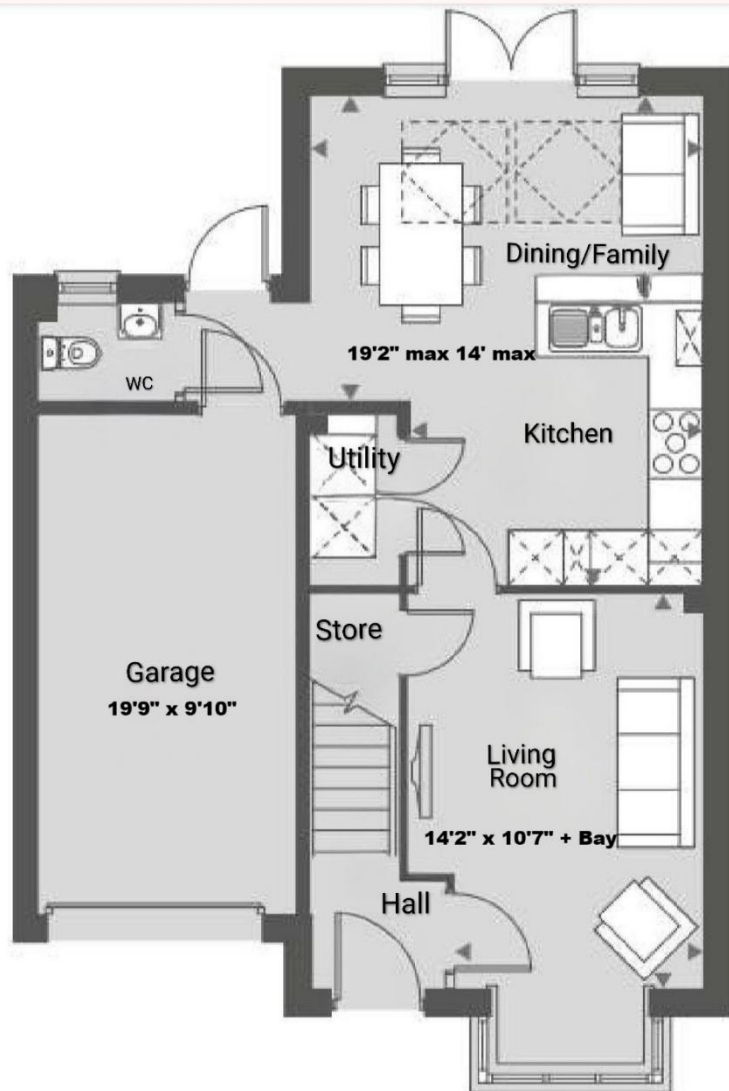
To the front, there is car standing space for two vehicles, a lawned garden, and a well stocked border. The fully enclosed rear garden features a patio, lawn and well-stocked borders.

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

The ancient city of York, along with the coastal resorts of Scarborough and Whitby, are all within commuting distance.







For information purposes, not to scale







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

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

**EPC:** Band B

**Property Tax:** Band D

**Broadband:**

Basic 17 Mbps, Superfast 41 Mbps, Ultrafast 1,800 Mbps

**Note:** The house is on a private road any costs to be shared between 5 properties.

**Mobile Coverage:**

EE, Vodafone, Three and O2

**Satellite/Fibre TV availability :** BT and Sky

**Flood Risk:** Very low

**What3Words:** ///harsh.socialite.material

**Photography:** By Peter Illingworth

**HMRC:** It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

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**Viewing:**

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



16 Market Place, Kirkbymoorside,  
York, YO62 6DA

T. 01751 431107

E. kirkbymoorside@peterillingworth.co.uk

T. 01751 475557

E. maltonhub@peterillingworth.co.uk

T. 01751 475557

E. pickering@peterillingworth.co.uk

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

41-43, Maddox Street, London, W1S 2PD

T. 08701 127 099

E. info@mayfairoffice.co.uk W. [www.mayfairoffice.co.uk](http://www.mayfairoffice.co.uk)



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