

# ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



## **CORNER COTTAGE, 9 TINLEY GARTH, KIRKBYMOORSIDE, YO62 6AR**

**An appealing stone built cottage within a short walk of the town centre**

**Kitchen/Diner**

**Sitting Room**

**2 Bedrooms**

**Bathroom**

**Gas Central Heating**

**Double Glazing**

**Courtyard Garden**

**Outside Storage**

**EPC Rating D**

**PRICE GUIDE: £179,500**

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747  
Email: [rounthwaite-woodhead@btconnect.com](mailto:rounthwaite-woodhead@btconnect.com)

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## Description

Tinley Garth is a one way street linking to the main Market Place in Kirkbymoorside, an area of modern and period properties of all shapes and sizes. As the name suggests, Corner Cottage sits snugly at the point where Tinley Garth & West End both meet and is versatile property likely to appeal to a wide audience. Historically, and for many years, Corner Cottage has operated as a successful holiday let but for the current owner it is their full-time home.

Of traditional stone and pantile construction with double glazed, Yorkshire sliding sash windows this two storey character cottage has been greatly improved over the years and includes a nicely fitted kitchen/diner with a twin aspect, an integrated oven and hob, mains gas central heating boiler and 'stable' door to the outside area.

The cosy sitting room comes with a gas fired stove set on a stone hearth with overmantel and there is recessed shelving for books, ornaments or family photos.

A staircase from the kitchen leads to a small landing, a stylish bathroom plus two bedrooms, the larger of the two having newly fitted wardrobes with shelving and hanging space.

Outside is a small courtyard neatly contained within stone wall boundaries and with gated access onto Tinley Garth. It includes a small seating area plus a timber framed lockable container for a bicycle or other outside equipment.

## General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains.

Council Tax: We are informed by North Yorkshire Council that this property falls in band B.

EPC Rating D.

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034 or 472800

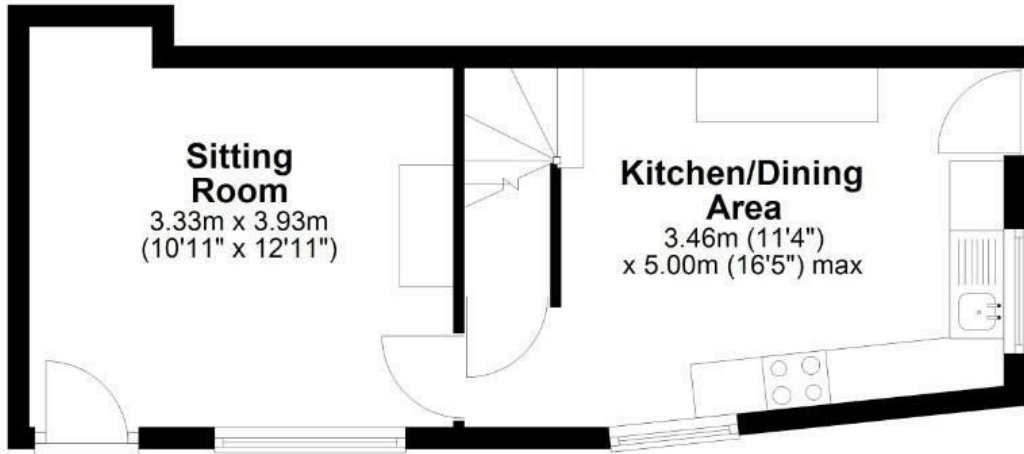
Location: Kirkbymoorside lies along the A170 Thirsk to Scarborough road and gives easy access to the other neighbouring towns of Helmsley, Pickering and to the east coast. The city of York can be reached in under an hour. Kirkbymoorside is a popular market town nestled at the foot of the North York Moors National Park offering a good range of shops, a Wednesday street market and plenty of amenities including junior school, doctors surgery, nice eateries and an 18 hole golf course.



## Accommodation

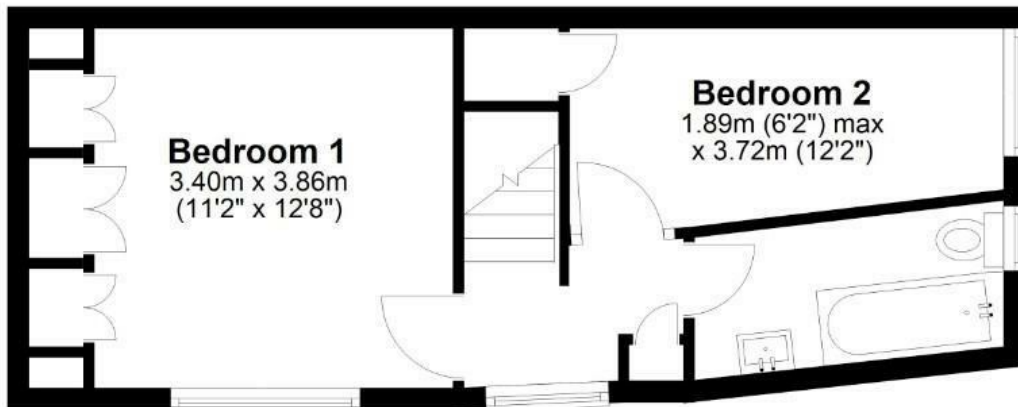
### Ground Floor

Approx. 29.8 sq. metres (320.8 sq. feet)



### First Floor

Approx. 29.3 sq. metres (315.7 sq. feet)



Total area: approx. 59.1 sq. metres (636.5 sq. feet)

### 9 Tinley Garth, Kirkbymoorside

| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>86</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>60</b> |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                                               |
|-----------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                     |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                                                                                                               |
| (92 plus) <b>A</b>                                              |         |                                                                                                               |
| (81-91) <b>B</b>                                                |         |                                                                                                               |
| (69-80) <b>C</b>                                                |         |                                                                                                               |
| (55-68) <b>D</b>                                                |         |                                                                                                               |
| (39-54) <b>E</b>                                                |         |                                                                                                               |
| (21-38) <b>F</b>                                                |         |                                                                                                               |
| (1-20) <b>G</b>                                                 |         |                                                                                                               |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                                               |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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