

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 77 West End, Kirkbymoorside, York, YO62 6AD

£229,500

- Immaculately presented cottage
- Two double bedrooms
- Modern throughout with traditional features
- Private low maintenance rear garden
- Spacious Kitchen/Diner
- Offered for sale with no onward chain



# 77 West End, York YO62 6AD

Offered with no onward chain, nestled in the charming West End of Kirkbymoorside, this beautifully presented traditional cottage offers a delightful blend of modern and classic features. The property boasts a warm and welcoming atmosphere, perfect for those seeking a cosy retreat. Upon entering, you will find a well-appointed reception room that exudes character and charm. The spacious kitchen/diner is a standout feature, designed for both functionality and comfort, making it the perfect setting for family meals or gatherings with friends. On the ground floor, there is underfloor heating also. The cottage features two generously sized double bedrooms, providing ample space for rest and privacy. The private rear garden is a lovely addition, offering a tranquil outdoor space to enjoy the fresh air and sunshine.



Council Tax Band: A



### General Information

Kirkbymoorside is situated at the foot of the North York Moors National Park along the A170 Thirsk to Scarborough road which offers quick and easy access to other neighbouring Market towns such as Pickering and Helmsley, to the east coast and to Malton where there are road and rail links to York and the motorway network beyond. The town has a very friendly, local feel with a range of essential shops including family butcher, a chemist with dispensary, Coop and Spar, plus a library, school, doctors surgery, various eateries, as well as a weekly street market on a Wednesday.

### Services

All mains services are connected.

### Sitting Room

Timber sash window to the Front aspect with window seat beneath, Yorkshire stove with two small recessed cupboards above, Feature stone wall, Partly panelled walls, Under stairs storage cupboard, Thermostat, Fuse board, Electric meter, Stone tiled flooring with underfloor heating beneath.

### Dining Kitchen

A range of modern wall and base units with small breakfast bar, Gas hob, Electric oven with Extractor hood above, Sink basin, Plumbing for White goods, Cupboard housing gas central heating boiler, Timber window to the rear aspect with Velux window above, Timber door leading out to the rear garden, Partly tiled and panelled walls, Tiled flooring with underfloor heating beneath, Central vac system located within the sink unit with compact pump unit.

### Bedroom 1

A more than generous double bedroom with uPVC Window to the rear aspect with Radiator beneath and a built-in wardrobe/cupboard with shelving.

### First Floor Landing

Loft hatch, Thermostat.

### Shower Room

White Two-Piece Suite with sink sat in a vanity unit with cupboard beneath, Walk-in shower cubicle, Heated Towel Rail, Extractor fan, Laminate flooring, Feature exposed brick wall.

### Bedroom 2

Another double bedroom with a timber sash window to the rear aspect and a Velux window above, Radiator, Exposed beams, USB sockets.

### Rear Garden

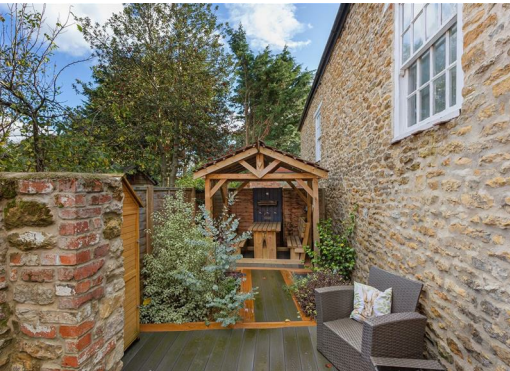
The property benefits from a private enclosed rear garden which has been fitted with decking throughout that has floor lighting to create a low-maintenance space. There is a pergola which provides seating and has an outdoor socket also.

### N.B.

The property can be sold furnished providing a 'turn key' holiday let opportunity if required - subject to separate negotiation.

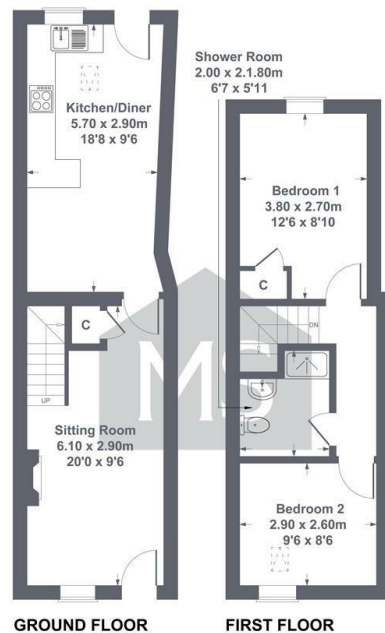








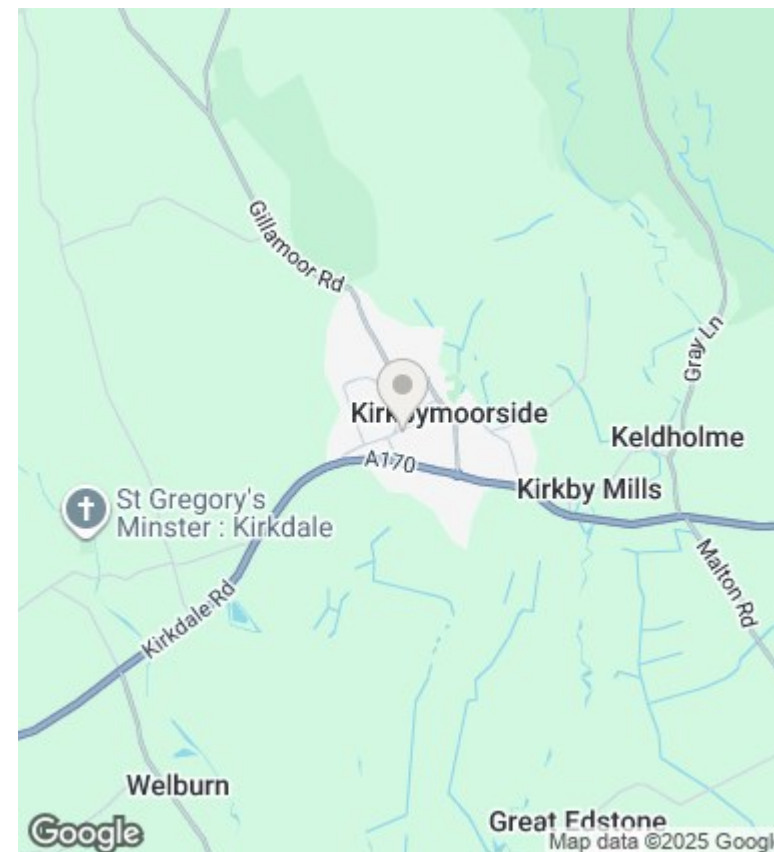
Approximate Gross Internal Area 667 sq ft - 62 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



## Directions

From the A170 roundabout, take the exit for Piercy End, heading into Kirkbymoorside town centre. Continue straight — Piercy End becomes Market Place and then High Market Place as you pass shops and cafés. Keep following the main road as it naturally bends left and becomes West End. Stay on West End for about ¼ mile. 77 West End will be on your left-hand side, shortly after you pass the

## Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

## Council Tax Band

A

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 87        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 68      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |