



## The Smithy, Castlegate | Kirkbymoorside YO62 6BJ

The Smithy is an individual property having a wealth of charm and character throughout with accommodation on two levels comprising: reception hallway, sitting room, dining room/snug, kitchen, cloakroom with w.c. on the ground floor with galleried landing, three bedrooms and shower room on the first floor. Externally there is a driveway and garage with steps leading upto a good sized rear garden and useful outbuilding. This is a unique opportunity to purchase

a property of this nature which is situated within the heart of the town and will appeal to a variety of purchasers. The property is within easy walking distance of Kirkbymoorside market place and all the local amenities and recreational facilities which are available.



**Guide Price £280,000**



# The Smithy, Castlegate | Kirkbymoorside



## Accommodation Comprises

### Entrance door

Leads to :

### Reception Hallway

With stairs to first floor landing, central heating radiator, understairs storage cupboard.

### Cloakroom

With low flush w.c., pedestal wash hand basin, tiled splash backs and plumbing for automatic washing machine, double glazed window and radiator.

### Kitchen

Housing single drainer sink unit set within rolled edge work surfaces with mixer tap over, wall and base units incorporating drawer compartments with tiled splash backs, four ring gas

hob, built in oven, expose timbers, double glazed window to the rear elevation, tiled flooring and door to outside.

### Dining Room

Central heating radiator, window to the front elevation, exposed timbers,

### Sitting Room

With stone fireplace and marble effect hearth, coal effect gas fire, wooden mantle, exposed timbers to ceiling, double glazed patio doors leading to the rear, window to the front elevation and two central heating radiators.

### First Floor

### Galleried Landing

With double glazed window to the rear, built in cupboard and access to roof space.





### Bedroom One

With two double glazed windows, central heating radiator.

### Bedroom Two

With double glazed window to the front elevation, central heating radiator, vanity unit with inset wash hand basin with cupboards below and tiled splash backs.

### Bedroom Three

With fitted wardrobes, double glazed window to the rear, central heating radiator.

### Shower Room

Comprising shower cubicle with shower unit, pedestal wash hand basin and low flush w.c., wall tiling, double glazed window and heated towel rail.

### Outside

Access to the rear is over a shared drive which leads to parking and detached GARAGE with up and over door and personal door with light and power. Steps lead to the garden with raised flower and shrubbery beds together with laid lawn and various other trees and shrubs and additional stone built outbuilding having window, door, light and power.

### Services

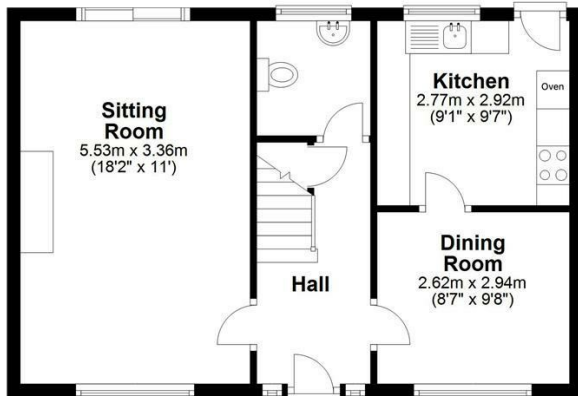
Mains electricity, gas, water and drainage are connected.



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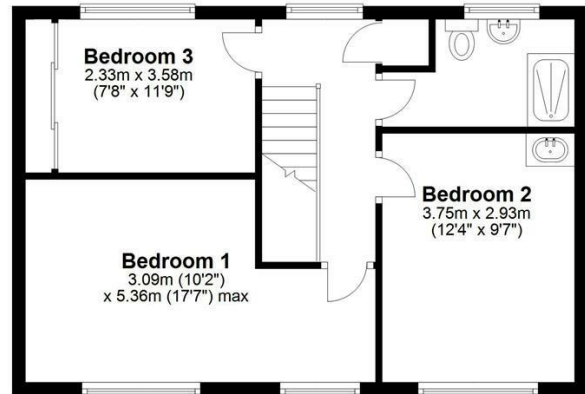
## Ground Floor

Approx. 46.2 sq. metres (497.7 sq. feet)



## First Floor

Approx. 46.2 sq. metres (497.7 sq. feet)



Total area: approx. 92.5 sq. metres (995.5 sq. feet)  
The Smithy, Kirkbymoorside

## VIEWING

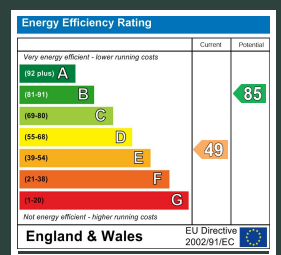
By telephone appointment with the Pickering Office. Tel: 01751 472724.

## COUNCIL TAX BAND

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## ENERGY PERFORMANCE RATING

E



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**BC**  
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