



## Crown Cottage | Kirkbymoorside

Crown Cottage is a delightful and deceptively spacious 3 bedroom stone property over three floors, situated in the centre of the popular market town of Kirkbymoorside. There is off-street parking and gardens with outbuilding to the rear. No onward chain.

- Three bedroom property with period features
- Three double bedrooms, all with en-suite shower rooms
- No onward chain
- Sitting room, kitchen, dining room and utility room
- Private driveway, parking area to the rear, with outbuilding and garden



**Guide Price £290,000**

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Staircase to first floor.

#### UTILITY ROOM

Range of base mounted units, stainless steel sink and drainer, single glazed timber framed window to the side.

#### SITTING ROOM

16'1" x 15'8" (4.90m x 4.78m)

Blocked off fireplace, 2 no. single glazed timber framed windows to front, 2 no. single radiators.

#### KITCHEN

9'6" x 9'4" (2.90m x 2.84m)

Range of fitted base and wall mounted units, integral electric oven and grill, Smeg 6 burner gas hob with chrome cooker hood over, chrome splashback, 1.5 bowl stainless steel sink and drainer with chrome mixer taps, single glazed timber framed window to front, open plan dining area.

#### CLOAKROOM

Plumbing for wc and wash hand basin.

## DINING ROOM

15' x 14'2" (4.57m x 4.32m)

Range of base and wall mounted units, open fireplace on a stone hearth with brick surround and timber mantelpiece, 2 no. shelved recess, single radiator.

### TO THE FIRST FLOOR

#### LANDING

Stairs to second floor

#### BEDROOM 2 (E)

15'5" x 10'6" (4.70m x 3.20m)

2 no. single glazed windows to front.

#### EN-SUITE SHOWER ROOM

Under part refurbishment.

#### BEDROOM 3 (E)

14'4" x 9' (4.37m x 2.74m)

Single glazed timber framed window to front.

#### EN-SUITE SHOWER ROOM

Three piece suite comprising shower cubicle, wc and wash hand basin, single glazed timber framed window to front.

### TO THE SECOND FLOOR



## LANDING

### BEDROOM 1

14'11" x 13' (4.55m x 3.96m)

Timber framed single glazed window to side, 2 no. Velux skylights, part completed refurbishment.

### EN-SUITE SHOWER ROOM

### OUTSIDE

The property is approached along a private driveway to a rear courtyard, which crucially provides off-street parking, leading to a workshop building and store.

### OUTBUILDINGS

Stone and timber construction under pantile roof.

### SERVICES

We understand that the property is connected to mains electricity, gas, water and drainage supplies. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

## TENURE

We understand to be freehold with vacant possession on completion.

## VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

## DIRECTIONS

From Pickering, at the main roundabout in Kirkbymoorside turn right onto Piercy End which then changes to Market Place, take the third right turn onto the Crown Square, turn left, and the property can be identified by our BoultonCooper board. Postcode: YO62 6AY.

## COUNCIL TAX BAND

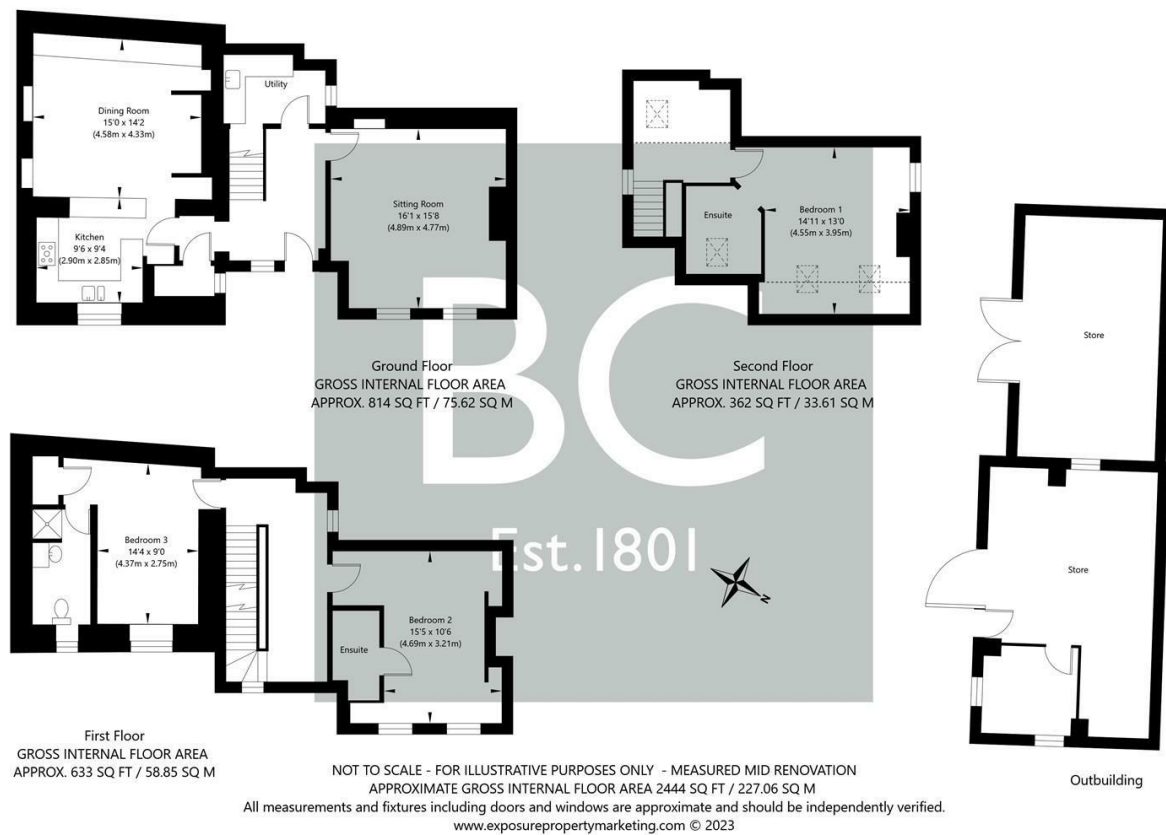
We are verbally informed the property lies in Band B. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

## ENERGY PERFORMANCE RATING

Assessed in Band G. The full EPC can be viewed at our Malton office.



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## VIEWING

Strictly by appointment with the Agent

## COUNCIL TAX BAND

B

## ENERGY PERFORMANCE RATING

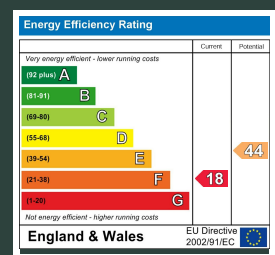
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**BC**  
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