



3a Crown Square | Kirkbymoorside, York

A two bedroom maisonette situated in the centre of the market town of Kirkbymoorside, 7.5 miles from the popular market town of Pickering with its extensive shopping and transport facilities.

Could be purchased alongside 3 (ground floor and basement commercial premises) which is being marketed separately. Viewing essential.

- Two bedroom maisonette
- Two bedrooms and shower room to the first floor
- Second floor: kitchen, living/dining
- Popular market town location room

Guide Price £120,000



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ACCOMMODATION

FIRST FLOOR

ENTRANCE HALL

BEDROOM 1

12'10" x 9'6" (3.91m x 2.90m)

Front aspect timber frame window, dressing room, exposed timber beams, radiator.

BEDROOM 2

17'4" x 6'10" (5.28m x 2.08m)

Front aspect twin timber frame windows, exposed timber beams, radiator.

SHOWER ROOM

Three piece suite comprising shower cubicle, wc and wash hand basin.

TO THE SECOND FLOOR

KITCHEN

10'11" x 9'4" (3.33m x 2.84m)

Dual aspect Velux window, range of base mounted units with work surfaces over, stainless steel sink and drainer, plumbing for washing machine, space for oven, extractor hood over, wall mounted Worcester gas fired combi boiler, exposed timber beams.

LIVING ROOM

17'10" x 17'2" (5.44m x 5.23m)

Front aspect twin Velux roof lights, exposed timber beams, restricted head height.

OUTSIDE

There is a pedestrian access from Crown Square to the front door of the property.



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

TBC.

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 and the property can be found on the left hand side and identified by our BoultonCooper board. Postcode: YO62 6AY.

COUNCIL TAX BAND

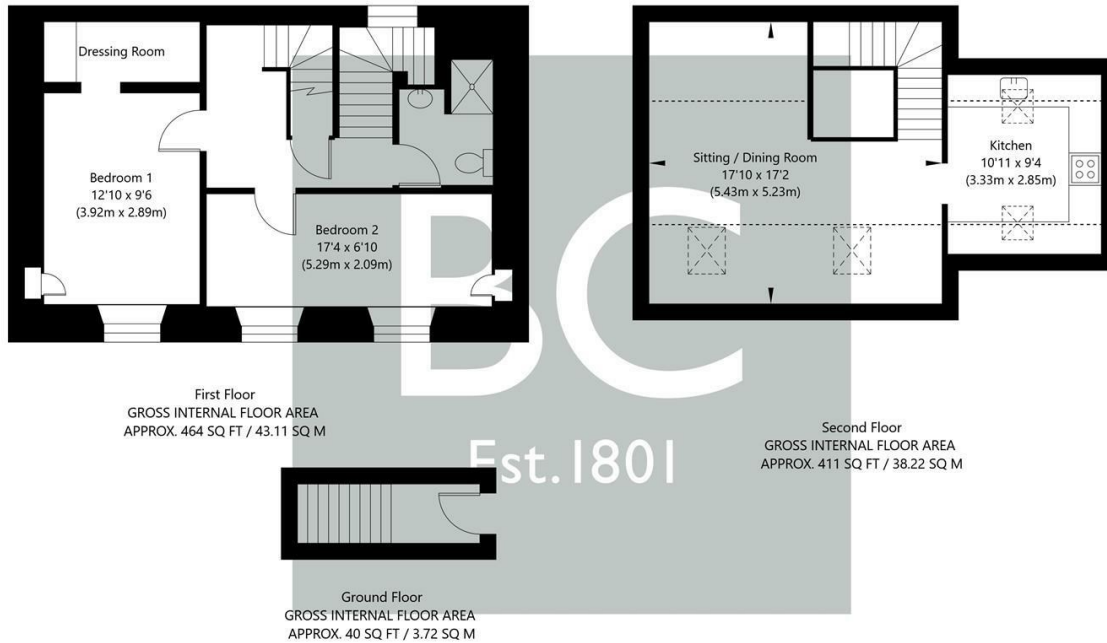
We are verbally informed the property lies in Band A. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

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



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 915 SQ FT / 85.05 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

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COUNCIL TAX BAND

A

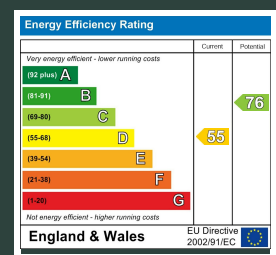
ENERGY PERFORMANCE RATING

D

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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Est. 1801