Peter illingworth ESTATE AGENTS





23, West End, Kirkbymoorside, York, YO62 6AD

Price Guide £215,000

www.peterillingworth.co.uk
Freehold
EPC Band D, Property Tax Band B

A charming and deceptively spacious period cottage situated within the towns conservation and the heart of Kirkbymoorside, offering well-presented accommodation arranged over **three floors**. The property combines character features with modern comforts, making it an ideal main residence, second home or investment opportunity.

The ground floor is centred around a welcoming sitting room with feature fireplace, leading through to a well-fitted kitchen with ample storage and workspace. There is the benefit of **gas-fired central heating throughout**, ensuring comfortable living across all levels. To the rear, the property enjoys a **small enclosed yard**, perfect for low-maintenance outdoor seating or storage.

The first floor provides a generous double bedroom along with a well-appointed bathroom and access to a delightful **first-floor balcony**, offering an elevated outdoor space ideal for morning coffee or evening relaxation. The second floor hosts a further spacious bedroom with its own bathroom facilities, creating a flexible layout well suited to guests, home working or independent living arrangements.

Throughout, the property displays a sense of character and warmth, with exposed beams and traditional detailing complementing the practical and versatile floor plan.

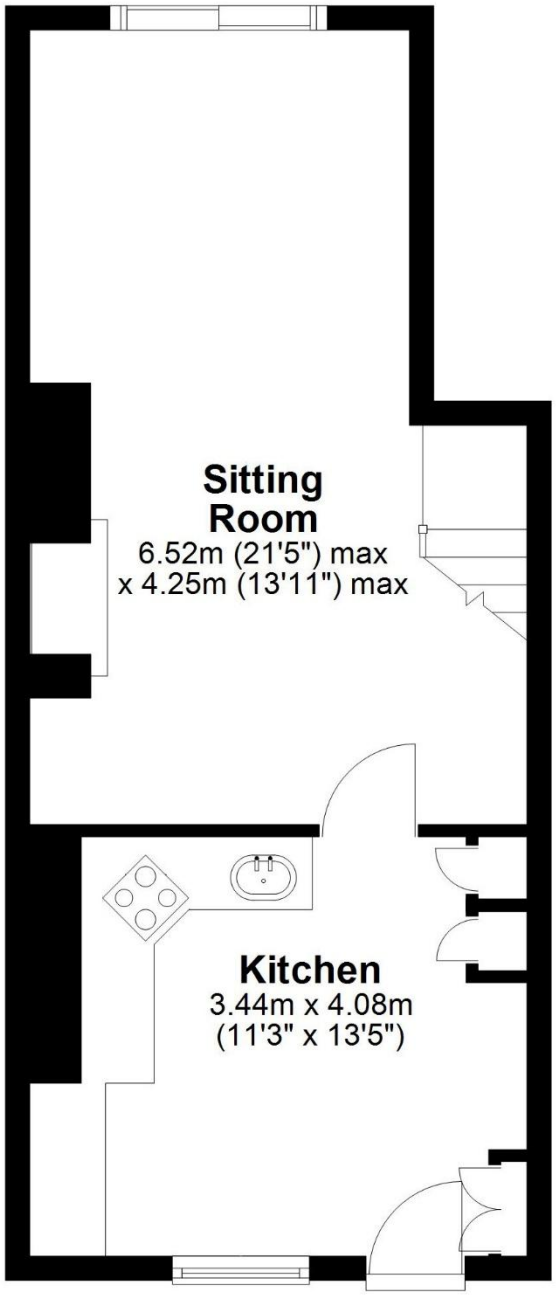
Kirkbymoorside is a popular and thriving market town offering a wide range of local amenities including independent shops, cafés, public houses, community primary school, sports facilities, padel courts and regular bus services. The town sits on the edge of the **North York Moors National Park**, providing easy access to outstanding countryside, walking and cycling routes, while remaining convenient for Helmsley, Pickering, York and the East Coast.



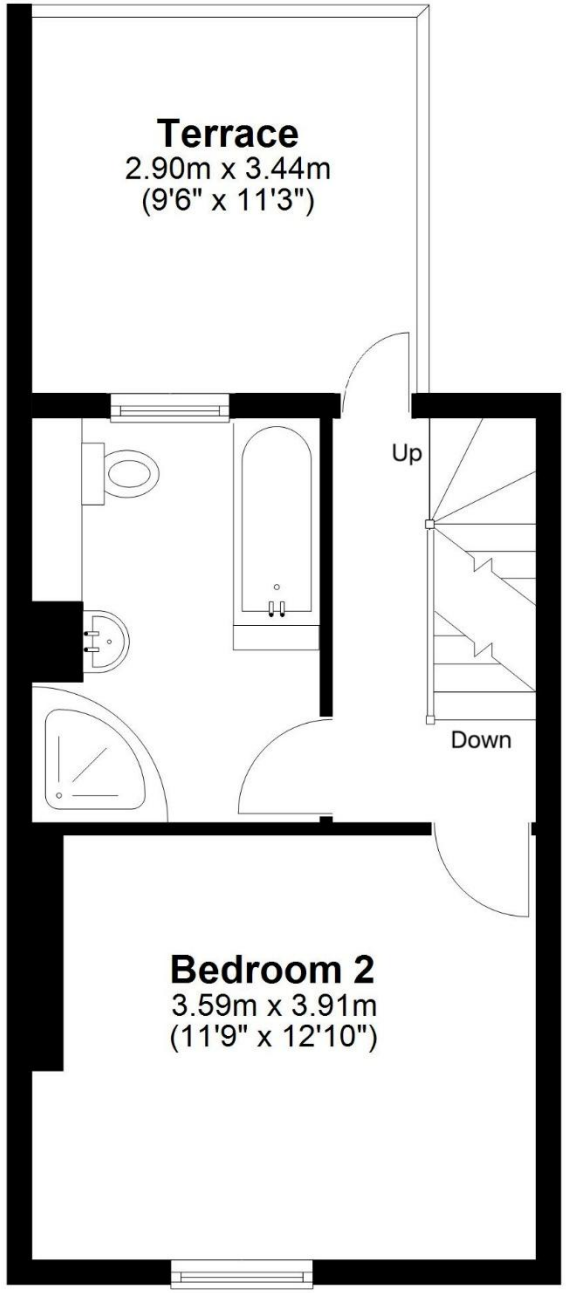




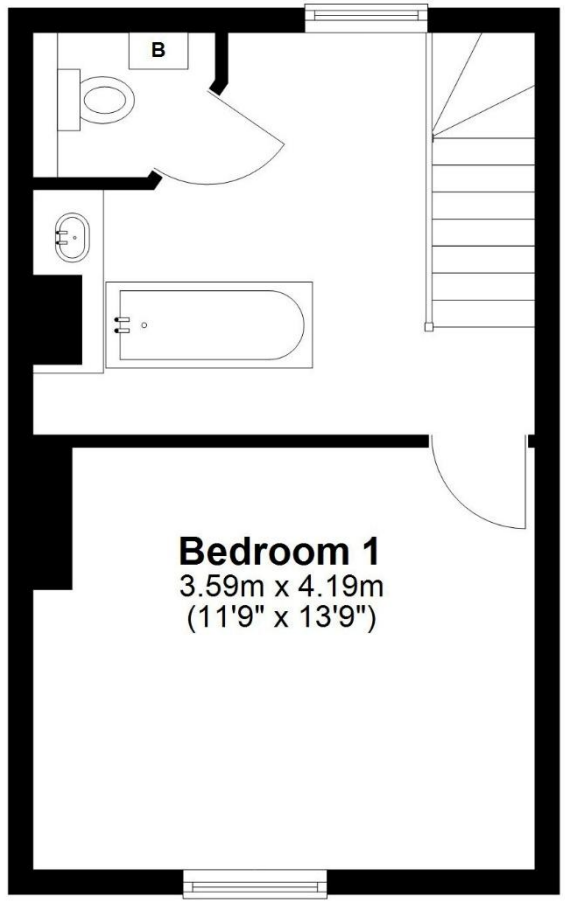
Ground Floor
Approx. 37.9 sq. metres (408.1 sq. feet)



First Floor
Approx. 27.8 sq. metres (299.3 sq. feet)
(excluding Terrace)



Second Floor
Approx. 27.8 sq. metres (299.3 sq. feet)



Total area: approx. 93.5 sq. metres (1006.8 sq. feet)

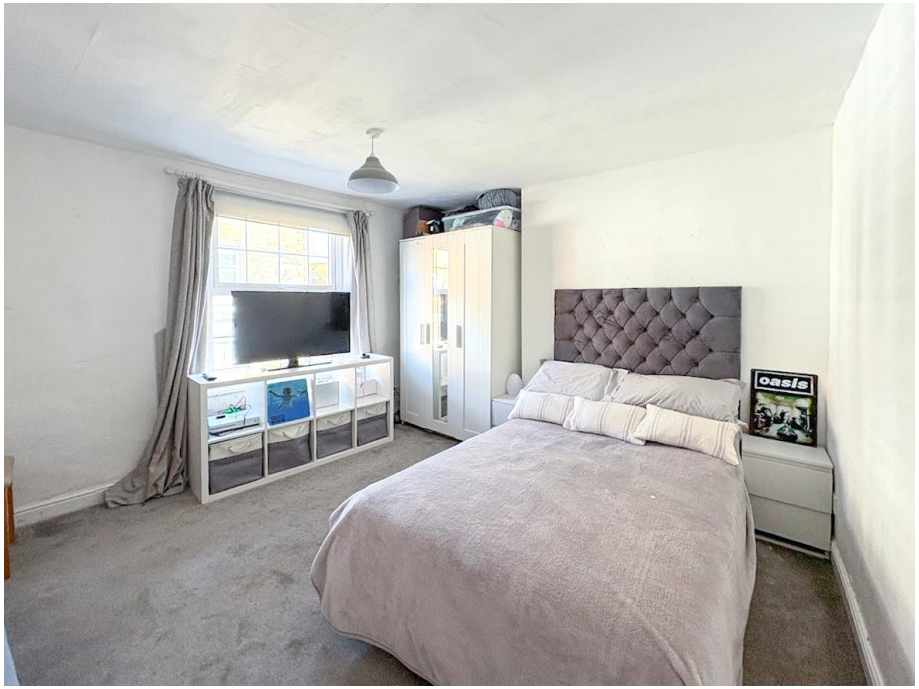
For information purposes, not to scale










oasis







Tenure: We understand the property to be freehold and vacant possession will be given on completion.

Services: Mains water, drainage, gas, and electricity are laid on.

EPC: Band D

Property Tax: Band B

Broadband:
Basic 19 Mbps, Superfast 80 Mbps

Mobile Coverage:
EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT and Sky

Flood Risk: Very low

What3Words: ///cringes.soggy.regulates

Photography: By Peter Illingworth

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti-Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

Need to sell your own property? Contact Peter Illingworth on 01751 431107 for no-obligation advice.

Viewing:
Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York.
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