

A three-story stone house with a red-tiled roof. The ground floor features a green door and a white door, both with decorative surrounds. The upper floors have several windows with white frames and shutters. A small dormer window is visible on the roof. The house is set on a street with a sidewalk and a road.

Peter  
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ESTATE AGENTS

**58, West End,  
Kirkbymoorside, York, YO62 6AF  
Price Guide £199,950**

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Freehold  
EPC Band E, Property Tax Band B

A charming two bedroom period stone fronted cottage, tucked away within Kirkbymoorside's Conservation Area and just a short walk from the town centre.

Lovingly maintained, this delightful home is full of character and cottage features, including exposed beams, window seats and traditional Yorkshire sash windows to the front, complemented by gas-fired central heating.

Accommodation briefly comprises:

Ground Floor: Sitting room with dining area, feature fireplace with log burner, understairs cloakroom/storage. Dining kitchen, utility/craft room, rear cloakroom area and bathroom.

First Floor: Landing, principal bedroom with large walk in wardrobe and storage, house shower room.

Second Floor: Large second bedroom with dormer. Storage/wardrobe area

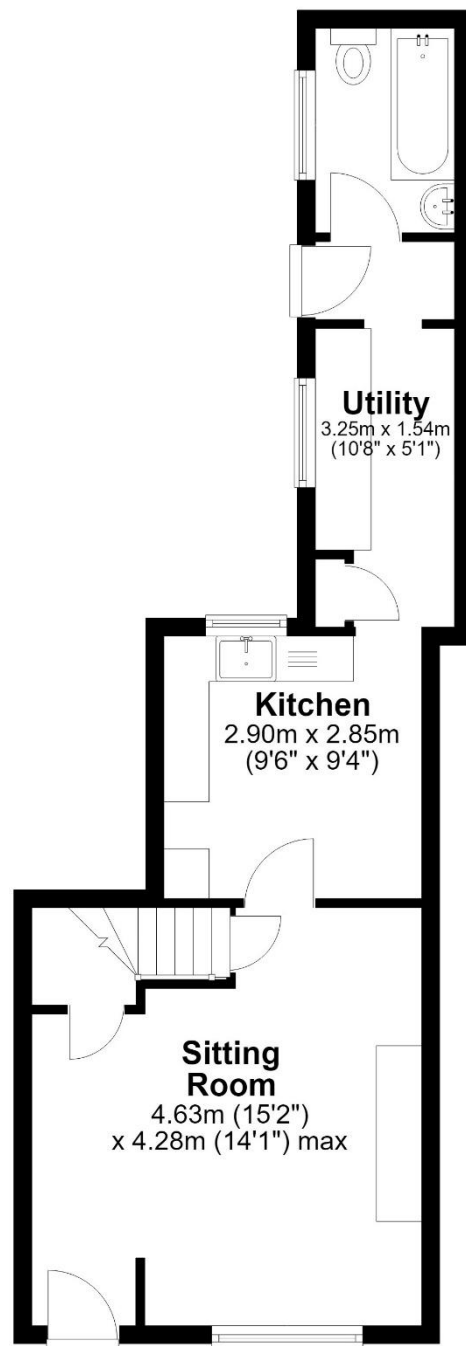
Outside: Built-in store and an attractive, hard-landscaped garden with steps leading to a lawned garden, well-stocked flower beds and a garden shed.

Kirkbymoorside is a popular market town offering a wide range of local amenities, including a sports ground and an 18-hole golf course. The North York Moors National Park is nearby, while Dalby Forest is within easy driving distance. The historic city of York and the coastal resorts of Scarborough and Whitby are all readily accessible, along with the market towns of Helmsley, Pickering and Malton.



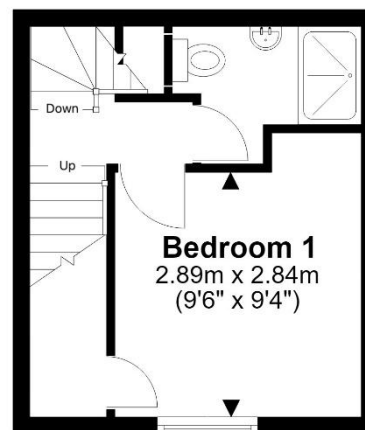
## Ground Floor

Approx. 38.8 sq. metres (417.2 sq. feet)



## First Floor

Approx. 18.1 sq. metres (194.8 sq. feet)



## Second Floor

Approx. 20.8 sq. metres (223.6 sq. feet)



Total area: approx. 77.6 sq. metres (835.6 sq. feet)

**58 West End, Kirkbymoorside**

For information purposes, not to scale





**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 E

**Property Tax:** Band B

**Broadband:**

Basic 20 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

**Mobile Coverage:**

EE, Vodafone, Three and O2

**Satellite/Fibre TV availability :** BT and Sky

**Flood Risk:** Very low

**What3Words:** ///alongside.creeps.horseshoe

**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.

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**Viewing:**

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

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