

THE OLD SCHOOL HOUSE, MARKET PLACE KIRKBYMOORSIDE



A privately situated cottage, set behind 6 Market Place, located in the heart of Kirkbymoorside.

A recently refurbished and converted period property, providing just under 1,400 square feet of accommodation.

Garden Room – Living Room – Kitchen with dining area

Master bedroom with en-suite shower room - two further double bedrooms – House bathroom

Sheltered sun terrace garden

NO ONWARD CHAIN

OFFERS IN EXCESS OF £250,000

A unique, recently refurbished mews cottage, located in a private, tucked away position in the very heart of Kirkbymoorside.

The Old School House is an imaginative conversion and refurbishment of a period property set over four floors, including cellar, set behind 6 Market Place. In all 1,384 square feet of accommodation with a super standard of finish and a versatile layout which in brief comprises the following. Main entrance hallway leading to the private entrance which opens straight through to the garden room, with bi-fold doors opening into a large and airy living room with wood burning stove which in turn opens to the dining kitchen which has been fitted out with a smart range of kitchen cabinetry and a range of integrated appliances.

There are three double bedrooms arranged over the top two floors. Bedroom two has French windows which open out onto a sheltered sun terrace which serves as the low maintenance outside area for the cottage. There is a main house bathroom to the first floor. The master suite with en-suite shower room takes up the whole of the second floor and has exposed beams and a triple aspect looking over the rooftops.



Kirkbymoorside is a thriving market town with a wide range of amenities, including primary school, surgery, library and a variety of independent shops. Convenient also for the surrounding countryside; the neighbouring North York Moors National Park to the north and the Heritage Coastline to the east.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Communal hallway from the Market Place. Timber panelled front door. Quarry tile floor.

GARDEN ROOM

5.00 m (16'5") x 3.51 m (11'5")

Flagstone floor. Bi-fold doors opening into;



LIVING ROOM

4.95 m (16'3") x 4.70 m (15'5")

Casement window to the side. Original fireplace with an

arched surround, stone hearth and housing a cast iron woodburning stove. Stairs up to the First Floor with a fitted understairs cupboard. Vertical radiator. Laminate flooring.

DINING KITCHEN

5.57 m (18'3") x 3.68 m (12'1")

Range of fitted kitchen cabinets with solid wood butcher block worktops incorporating a stainless steel sink unit. range of newly fitted appliances including electric oven, four ring hob with extractor overhead, slimline dishwasher and fridge freezer. Roof light overhead. Exposed brickwork to part. Cupboard housing the gas fired central heating boiler. Window to the side. Laminate floor. Dining area with fitted sideboard with fitted cupboards and automatic washing point. French doors opening out to the side.



FIRST FLOOR

LANDING

Arched recess. Casement window to the side.

BEDROOM TWO

4.00 m (13'1") x 3.30 m (10'10")

Dual aspect room with window to the side and French windows opening out to the terraced balcony. Exposed beam. Radiator. Fitted understairs cupboard.



BEDROOM THREE

3.00 m (9'10") x 2.48 m (8'2")

Casement window to the front. Radiator. Range of fitted wardrobes with mirror fronted doors. Part panelled walls.



BATHROOM

2.40 m (7'10") x 1.73 m (5'8")

Bath with dual rainhead shower overhead. Low flush WC. Pedestal wash hand basin. Tiled walls. Casement window. Chrome heated ladder towel rail. Recessed ceiling lights.



SECOND FLOOR

MASTER BEDROOM

5.00 m (16'5") max x 4.30 m (14'1") max

Triple aspect room with windows to both sides and velux roof light. Exposed beams. Radiator. Fitted wardrobes.

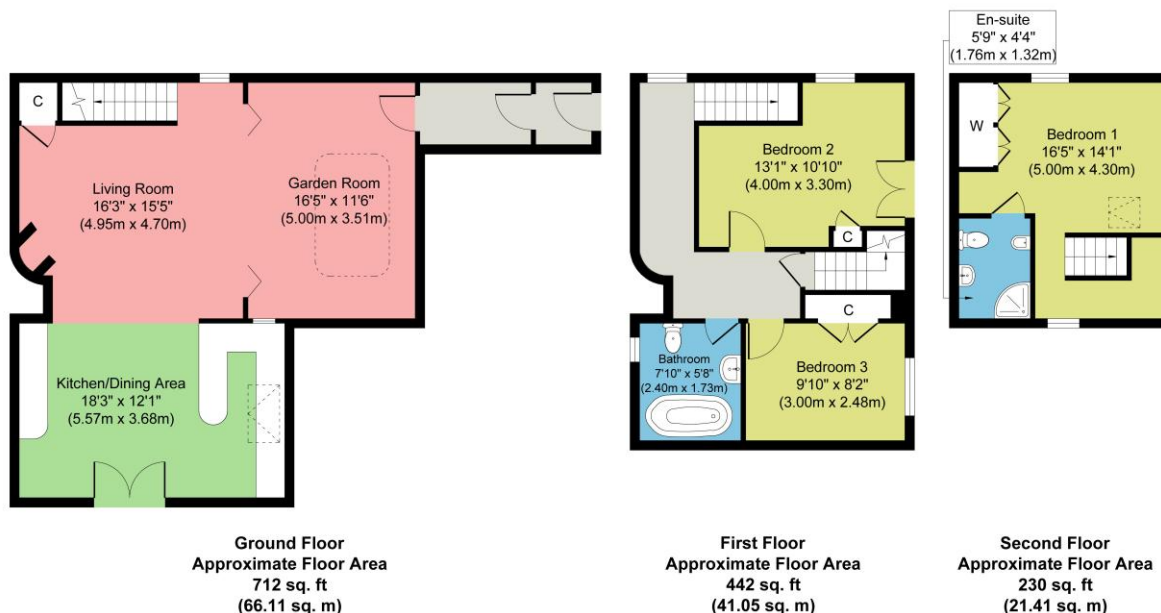


EN-SUITE SHOWER ROOM

1.76 m (5'9") x 1.32 m (4'4")

Corner shower cubicle. Low flush WC. Pedestal wash hand basin. Tiled walls. Velux roof light. Chrome heated ladder towel rail. Recessed ceiling lights. Extractor fan. Beam.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL INFORMATION

Services: Mains water, gas, drainage and electricity. Central heating is gas-fired.

Council Tax: Band D

EPC: Current C/72 Potential B/83

Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion. The Old School House has a right of access from Market Place, through the hallway to the property.

Planning: Ryedale District Council, Ryedale House, Malton, YO17 7HH. Tel: 01653 600666.

Viewing: Strictly by appointment with the Agent's Pickering office.

Post Code: YO62 6DB

ADDITIONAL INFORMATION

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. A mandatory fixed Regulatory Compliance Charge is payable by the buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence, and the sale can progress to the legal stage



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15 Market Place, Malton, North Yorkshire, YO17 7LP
Tel: 01653 697820 **Fax:** 01653 698305
Email: malton@cundalls.co.uk

3 Church Street, Helmsley, York, YO62 5BT
Tel: 01439 772000 **Fax:** 01439 772111
Email: enquiries@cundallsrfas.co.uk

40 Burgate, Pickering, North Yorkshire YO18 7AU
Tel: 01751 472766 **Fax:** 01751 472992
Email: pickering@cundalls.co.uk