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8 Church Street

Kirkbymoorside, YO62 6AZ

Offers Around £275,000

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Nestled in the heart of the picturesque market town of Kirkbymoorside, this charming period cottage on Church Street offers a delightful blend of character and modern living. With its proximity to the stunning North York Moors National Park, this property is perfect for those who appreciate the beauty of nature while enjoying the conveniences of town life. The cottage boasts three well-appointed reception rooms, providing ample space for both relaxation and entertaining. The interior is beautifully finished, showcasing the cottage's period features while ensuring a comfortable and inviting atmosphere. With three spacious bedrooms, including a master suite with an en-suite bathroom, this home is ideal for families or those seeking extra space for guests. In addition to the en-suite, there is a guest cloakroom, enhancing the practicality of the layout and a spacious house bathroom. The property is deceptively spacious, allowing for a flexible use of space that can adapt to your lifestyle needs. Step outside to discover an enclosed courtyard garden, a perfect spot for enjoying a morning coffee or hosting summer gatherings. The absence of a chain means you can move in without delay, making this cottage an even more appealing option. This delightful home is a rare find in a sought-after location, combining the charm of a period property with the comforts of modern living. Don't miss the opportunity to make this enchanting cottage your own.

- Beautifully presented, charming period cottage in the heart of Kirkbymoorside
- Three reception rooms
- Three double bedrooms
- Master bedroom with en-suite
- Generously sized 139 sq.m. cottage
- Ground floor WC
- Enclosed and private courtyard garden
- No onward chain
- Immaculate throughout!

Entrance Hall
Solid wooden door to the front aspect, radiator, wood effect flooring, understairs storage cupboard and stairs leading to the first floor.

Sitting Room
With double glazed bay window to the front aspect, radiator and TV point.

Reception Room Two/Snug
With double glazed window to the front aspect, radiator, window seating and latch style door.

Dining Room
With double glazed window to the rear aspect, wood effect flooring, radiator and door leading to the courtyard garden. Opening to:

Kitchen
Modern fitted kitchen with wall and base units incorporating built in ceramic electric hob and built in oven, dishwasher, plumbing for washing machine, 1 1/2 bowl sink unit, splashback, Velux roof windows, wood effect flooring, double glazed window overlooking the courtyard garden and wall mounted 'Worcester' gas boiler.

Cloakroom/WC
Low flush WC, hand wash basin, extractor fan, splashback and radiator.

First Floor Landing
Latch style doors to the bedrooms and bathroom, radiator and stairs to the attic bedroom.

Master Bedroom
Double glazed sash window with window seat to the front aspect, radiator built in cupboard with shelving, fitted wardrobes and door to the en-suite. Cast iron feature fireplace as a focal point to the room.

En-suite
With low flush WC, hand wash basin with splashback, extractor fan, shower unit, radiator and Velux roof window.

Bedroom Two
Another lovely room with double glazed sash window to the front aspect, radiator and fitted wardrobes.

House Bathroom
Modern and spacious with panel bath with shower over, low flush WC, hand wash basin, Valux roof window, exposed beam, extractor fan, radiator and splashback.

Attic Bedroom
A lovely sized room with exposed timbers to ceiling and walls, two Velux roof windows and two radiators.

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Exterior
A lovely low maintenance and walled, flagged courtyard garden with rear access gate to the lane where the bins are kept. Outside tap.

Basement
To the front of the property is on street parking and access to the basement which is ideal for storage.

Services
Mains connected to water, drainage, gas and electric.

Located within the towns conservation area.

Kirkbymoorside
Kirkbymoorside is a pretty market town positioned at the foot of the North Yorkshire Moors National Park and close by to Dalby Forest offering access to idyllic countryside walks. The town offers a good range of local amenities. There are good bus links to Scarborough, York and Malton.

AML Checks
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out identity checks on all purchasers. A charge of £23.50 (plus VAT) per person will be payable to cover the cost of these checks. This fee is non-refundable and is payable upon acceptance of an offer.

Road Map

Hybrid Map

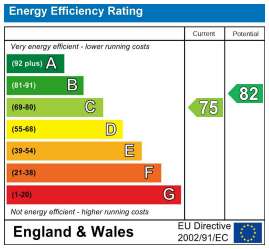
Terrain Map

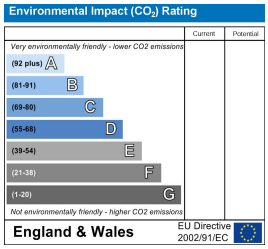
Floor Plan

Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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