



3 The Row | Gillamoor, YO62 7HX.

Situated in the popular moors village of Gillamoor this terrace cottage offers good size accommodation, with many original features, and comprises, entrance, sitting room, dining room, kitchen to the ground floor. To the first floor, bedroom and family bathroom and stairs to the second floor landing lead to attic bedroom. There is a charming well established garden to the rear with patio area and extensive laid lawn together with brick outside stores and garden shed which overlook open fields.

Gillamoor is a small village set in the North Yorkshire National Park and offers a well established country guest house and restaurant, local junior school, church and community play area. The market town of Kirkbymoorside is approximately 3 miles away where a full range of shopping and leisure facilities are available.



Guide Price £260,000

3 The Row | Gillamoor



Accommodation Comprises

Sitting Room

15'5" x 11'10" (4.70m x 3.61m)

With fireplace having wooden surround with tiled inset and hearth (open fire), exposed timbers to ceiling, stairs to first floor. Alcove with shelving. Double glazed window to the front elevation.

Kitchen

6' x 11' (1.83m x 3.35m)

With wall and floor units including single drainer sink unit, roll edged work surfaces, tiled splash-backs, built in oven with ring hob and extractor canopy fan over, underlighting to work surfaces and built in fridge. Tiled flooring. Double glazed window.

Dining Room

9'9" x 12'1" (2.97m x 3.68m)

With french doors opening onto rear, exposed stone wall, double glazed windows.

First Floor Landing

With staircase to second floor.

Bedroom One

12'4" x 12'1" (3.76m x 3.68m)

With double glazed window to front elevation. Central heating radiator.





Bathroom

With suite comprising corner bath, pedestal wash hand basin and low flush w.c. Partial wall tiling, shaver point. Central heating radiator. Airing cupboard housing hot water cylinder.

Second Floor

Attic Bedroom

15'7" x 12'4" (4.75m x 3.76m)

With velux roof light. Part restricted headroom



Outside

To the rear there is an artificial grassed area. Garden shed. Two storey outbuilding.

A pathway leads to beautiful garden having laid lawn, attractive flower and shrubbery borders, shaled area and additional garden laid to lawn and established tree with treehouse.



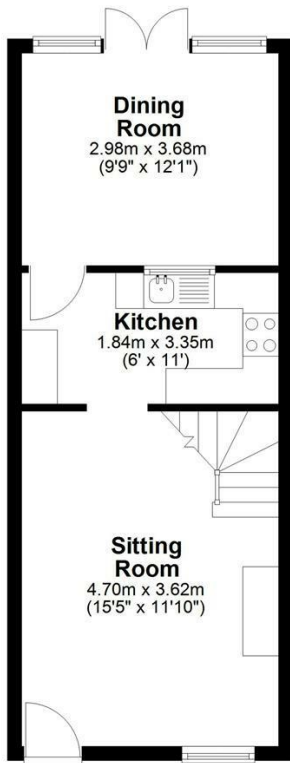
Services

Central heating via back boiler from open fire.

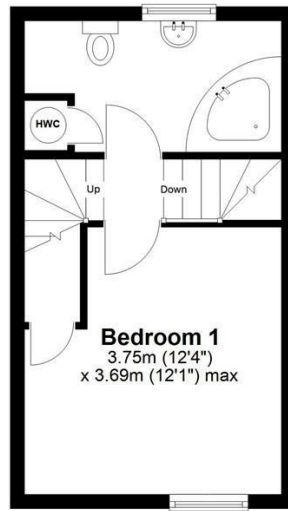
Mains electricity, water and drainage.

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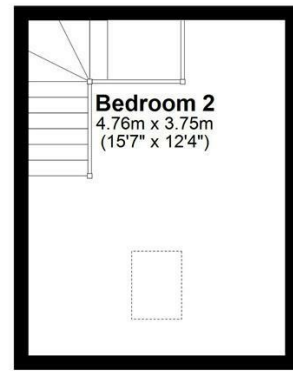
Ground Floor
Approx. 35.0 sq. metres (376.6 sq. feet)



First Floor
Approx. 23.9 sq. metres (257.3 sq. feet)



Second Floor
Approx. 16.9 sq. metres (182.1 sq. feet)



Total area: approx. 75.8 sq. metres (816.1 sq. feet)
3 The Row, Gillamoor

VIEWING

Strictly by appointment through the agents

COUNCIL TAX BAND

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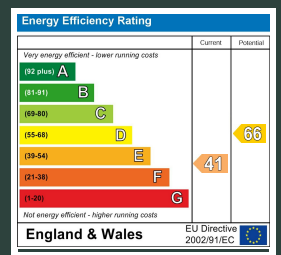
ENERGY PERFORMANCE RATING

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