

ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



20 DALE END, KIRKBYMOORSIDE, YO62 6ED

**A Grade II Listed, stone built mid terrace cottage
currently used as a successful holiday let**

Siting Room

Kitchen

2 Double Bedrooms

Bathroom

Small Garden

Master En Suite

Gas Central Heating

On Street Parking

EPC Rating: D

GUIDE PRICE £189,950

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

No 20 is situated along Dale End in Kirkbymoorside, a street of period town houses and cottages steeped in history and located just a stones throw away from the Market Place where a good range of local amenities are on hand.

The cottage is Grade II listed and has all the features one would expect from a period cottage such as beamed ceilings, window seats and sliding sash double glazed windows. The overall interior finish, however, is fresh and modern (some might describe it as retro) with contemporary kitchen and bathroom fittings, stylish interior floor coverings and a neutral scheme of interior decor that comes with a bold splash of colour in parts.

The kitchen/breakfast style dining area has been refurbished to a high standard with ultra modern appliances and the adjacent sitting room is a lovely place to relax in front of the log burning stove.

Head upstairs to the first floor and you'll find a comfortable double bedroom with adjacent bathroom and on the second floor, a second double bedroom with a stylish en suite shower room with large walk-in cubicle.

Outside there is a small courtyard area and useful outhouse for storing bicycles, recycling bins etc. Street parking is usually available close by.

This property is currently run as a successful holiday let/airbnb and its contents maybe available to purchase by separate negotiation if a purchaser wished to continue the business. Alternatively, the cottage would make a lovely first time purchase or "lock up and leave" for those in search of a weekend retreat.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains.

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside, York. YO62 6DA. Tel: 01751 430034

Note: Most of the furnishings and contents maybe available to purchase by separate negotiation if required. The cottage has existing holiday bookings which will be honoured. Please speak to the Agents for further details.



Accommodation

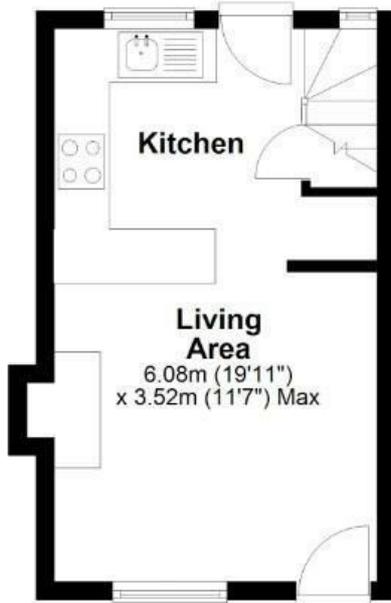
First Floor

Approx. 21.4 sq. metres (230.4 sq. feet)



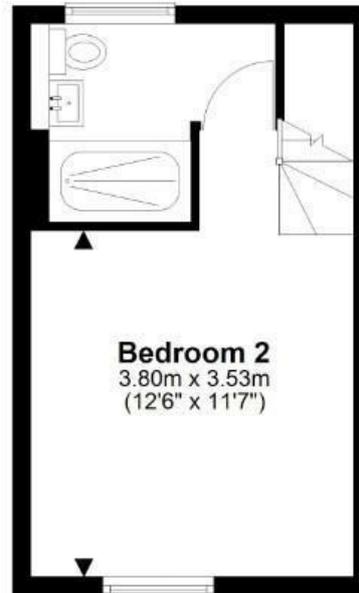
Ground Floor

Approx. 21.4 sq. metres (230.4 sq. feet)



Second Floor

Approx. 21.5 sq. metres (231.4 sq. feet)



Total area: approx. 64.3 sq. metres (692.1 sq. feet)

20 Dale End, Kirkbymoorside

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

ROUNTHWAITE & WOODHEAD