

Peter
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ESTATE AGENTS

**Sunnyside Cottage, Appleton le Moors
Kirkbymoorside, York, YO62 6TF
Price Guide £335,000**

www.peterillingworth.co.uk
Freehold
Property Tax Band C EPC Band E

Set within the picturesque village of Appleton-le-Moors, within the North York Moors National Park and Conservation area, Sunnyside Cottage is a delightful three bedroom period home combining character, charm and practicality. Formed from both single and two storey accommodation, the cottage extends to approximately 908 sq. ft. and includes a sitting room, dining area, kitchen, ground floor bedroom and cloakroom, together with two first floor bedrooms and a family bathroom.

The property retains many traditional features, including exposed beamed ceilings, creating a warm and welcoming atmosphere throughout. Oil fired central heating serves the cottage, whilst the kitchen benefits from a traditional oil fired Aga, perfectly complementing the property's period character.

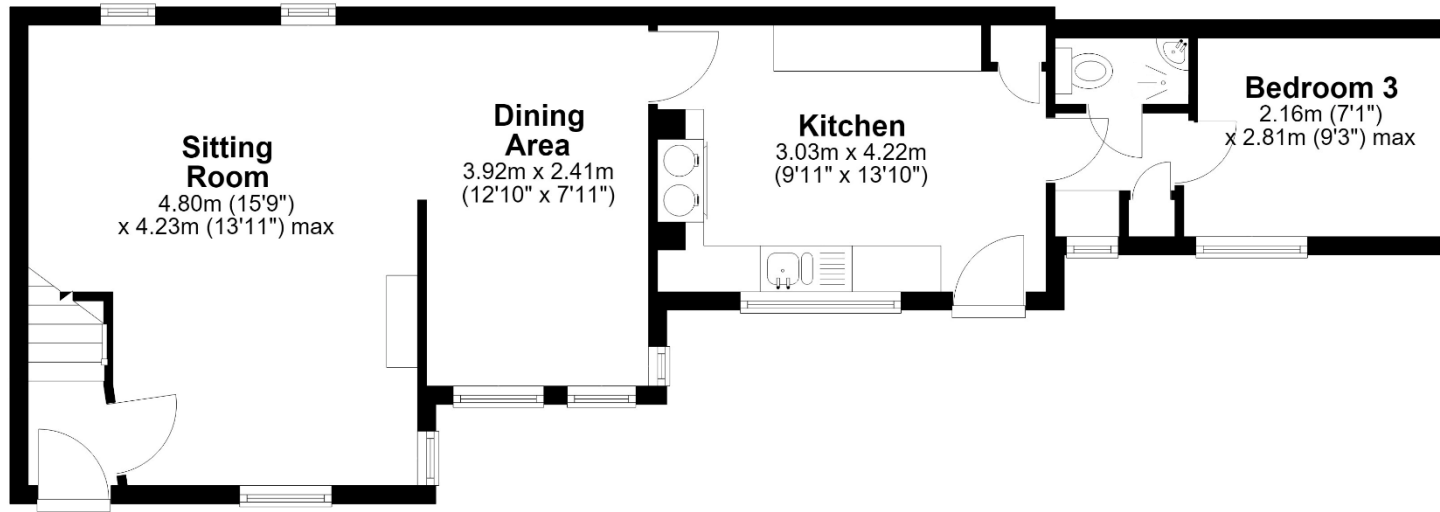
A particular attraction is the separate enclosed garden area, situated a short walk from the cottage. This generous space provides ample car standing together with a timber workshop, pergola, patio and summer house. Well stocked flower, shrub borders and lawn create an attractive outdoor environment to enjoy throughout the seasons.

A rare opportunity to acquire a character cottage with useful outbuildings, parking and delightful gardens in one of the North York Moors' most sought-after villages.



Ground Floor

Approx. 53.4 sq. metres (574.4 sq. feet)

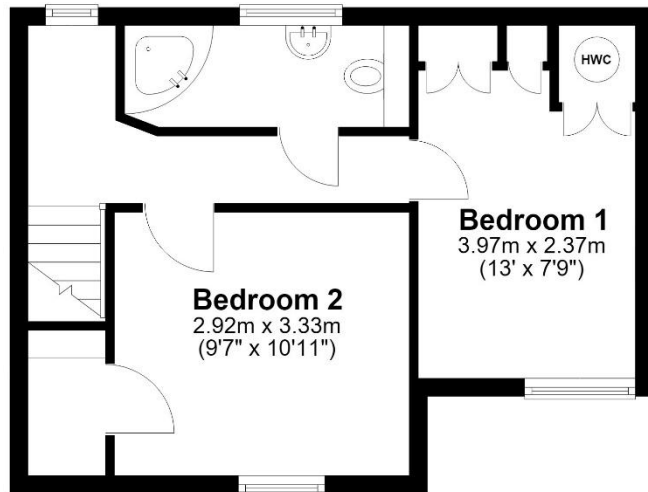


Total area: approx. 84.4 sq. metres (907.9 sq. feet)

Sunnyside Cottage, Appleton le Moors

First Floor

Approx. 31.0 sq. metres (333.6 sq. feet)



For information purposes, not to scale





Tenure: We understand the property to be freehold. Vacant possession will be given on completion.

Notes: The large well stocked garden area, with shed, summer house and substantial car parking is a short walk from the house access by a lane.

EPC Band: E

Services: Mains water, drainage and electricity are laid on. Oil fired central heating.

Property tax: Band C

Photography: Peter Illingworth

Location: What3words///cookbooks.compress.darts
Location of garden What3words///warned.presuming.wages

Mobile Coverage: EE, Vodafone, Three, and O2

Broadband: Basic 1 Mbps, Superfast 49Mbps

Satellite/Fibre: BT and Sky

Flood Risk: Very low

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. Tel: 01751 431107.



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