



8 Church Street | Kirkbymoorside, York, YO62 6AZ.

Number 8 Church Street is situated within the centre of this pleasant market town. The immaculately presented and deceptively spacious accommodation lies over three floors comprising sitting room, dining room, snug and kitchen together with cloakroom to the ground floor; with master bedroom with ensuite, further double bedroom and family bathroom to the first floor. Spacious attic room to the second floor with exposed timbers to ceiling.

To the rear there is an enclosed courtyard with seating area which provides another pedestrian access to the cottage.

Kirkbymoorside is a traditional market town set on the edge of the North York Moors and offers a wide range of shopping and leisure facilities.

Viewing is highly recommended.



Guide Price £275,000

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Accommodation Comprises

Entrance Door

Leads to reception hallway.

Reception Hallway

With central heating radiator, understairs storage cupboard, laminate flooring, stairs to first floor landing.

Living Room

9'10" x 13'11" (3.00m x 4.24m)

With double glazed bay window to the front elevation and central heating radiator.

Dining Room

11'3" x 6'4" (3.43m x 1.93m)

With laminate flooring, double glazed window to the rear elevation, central heating radiator and door to courtyard.

Reception Room / Snug

10'4" x 10'4" (3.15m x 3.15m)

With double glazed window to the front elevation with window seat and central heating radiator.

Kitchen

7'4" x 12'10" (2.24m x 3.91m)

Comprising range of wall and floor units including 1 1/2 bowl drainer sink unit, laminate work surface with tiled splash backs; built in oven with four ring hob, dishwasher, double glazed window to the side elevation, wall mounted Worcester boiler, two double glazed velux windows, laminate flooring, and plumbing for automatic washing machine.

Cloakroom

Housing low flush w.c., pedestal wash hand basin, tiled splash backs, extractor fan and central heating radiator.

First Floor

Landing

With central heating radiator and stairs to attic bedroom.

Master Bedroom

12'2" x 11'6" (3.71m x 3.51m)

With double glazed window to the front with



window seat, original fireplace, central heating radiator, built in cupboard with shelving. Fitted wardrobes.

Ensuite

Comprising shower cubicle with shower unit, pedestal wash hand basin, low flush w.c., extractor fan, central heating radiator, double glazed velux window.

Bedroom Two

11'5" x 11'6" (3.48m x 3.51m)

With double glazed window to the front elevation and window seat, central heating radiator. Fitted wardrobes.

Good sized Bathroom

Comprising panelled bath with shower unit over, pedestal wash hand basin and low flush w.c., central heating radiator, exposed beams to ceiling, double glazed velux window, extractor fan and partial wall tiling.

Attic Bedroom

26'1" x 14'2" (7.95m x 4.32m)

With exposed timbers to ceiling and walls, two

double glazed velux windows, two central heating radiators.

Basement

This is an area which can be used for storage.

Outside

Enclosed rear courtyard being paved and gate leading to rear snicket back onto Church Street.

Shared access to the rear via the snicket.

Outside water tap.

Services

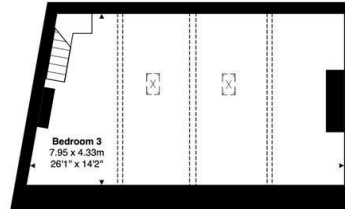
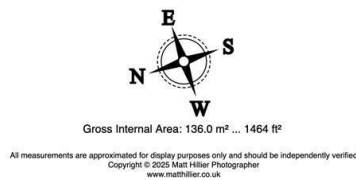
Mains gas, electricity, water and drainage are connected.

The property lies within the towns Conservation area.

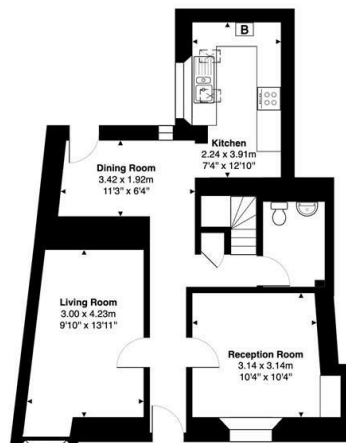


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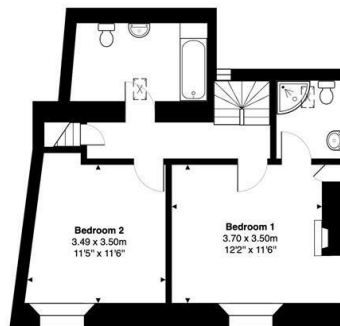
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Second Floor
Gross Internal Area: 33.1 m² ... 356 ft²



Ground Floor
Gross Internal Area: 56.0 m² ... 603 ft²



First Floor
Gross Internal Area: 46.9 m² ... 504 ft²

VIEWING

Strictly By Appointment with the agents

COUNCIL TAX BAND

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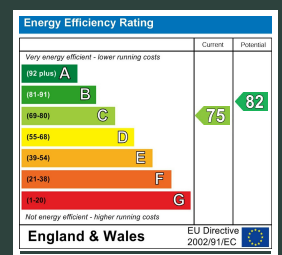
ENERGY PERFORMANCE RATING

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