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12 Kirkby Mills

Kirkbymoorside, YO62 6NP

Offers Around £140,000

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Nestled in the charming area of Kirkby Mills, Kirkbymoorside, this delightful two-bedroom cottage presents an excellent opportunity for those seeking a project with great potential. The property features a welcoming reception room, perfect for relaxing or entertaining guests. With one bathroom and two bedrooms to the first floor, it offers the essential amenities for comfortable living. One of the standout features of this home is the extensive piece of land adjacent to the property. This generous space not only provides ample parking and space but also opens the door to potential development opportunities, subject to planning permission. Whether you envision expanding the property or simply wish to enjoy the vast outdoor space, the possibilities are to be further looked into. While the house is in need of some cosmetic updating, this presents a wonderful chance for buyers to put their personal touch on the home and create a space that truly reflects their style. The absence of an onward chain makes for a smoother transaction, allowing you to move in and start your renovation journey without delay. Conveniently located close to the town of Kirkbymoorside, you will find a range of local amenities, shops, and services just a short distance away. This property is not just a house; it is a great little project waiting for the right owner to bring it back to life. If you are looking for a home with potential in a lovely rural area, this could be the perfect fit for you.

- In need of updating
- No onward chain
- Extensive piece of land to the side ideal for plenty of parking or potential to extend the current property (subject to planning)
- Two bedrooms and bathroom to the first floor
- Private rear garden
- Great little investment
- Close to the popular market town of Kirkbymoorside
- Would make a great holiday home or let!

Entrance into Sitting Room

With single glazed window to the front, latch sytyle doors, stable style door to the front and wood burner and radiator.

Kitchen/Diner

Base units with space for applicances, window to the rear aspect, radiator and door to the rear garden.

First Floor Landing

Doors to the bedrooms and bathroom.

Bedroom One

With cottage style single glazed window to the front aspect and radiator.

Bedroom Two

With single glazed window to the rear aspect, radiator and boiler cupboard.

Bathroom

With low level WC, pedestal wash basin and 3/4 size bath. Tiled splashback and skylight window.

Exterior

The front of the property is flush to the kerb with on-street parking. To the rear is a mainly fenced garden with side access to a large strip of land which belongs to the property. (For further information on the land with the property please contact the office)

Services

Mains electric, water and drainage.

The property is situated in a flood risk area but there are no issues with insurance. Please speak to the office for more information or advice on this.

Kirkbymoorside

Kirkbymoorside is a pretty market town, close by, 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.

Tel: 07515763622

Road Map

Hybrid Map

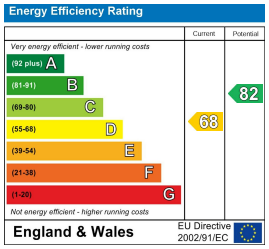
Terrain Map

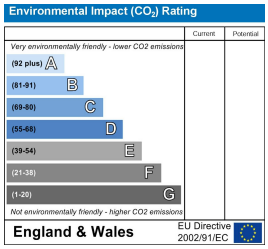
Floor Plan

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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