

ROUNTHWAITE & WOODHEAD

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



18 CASTLEGATE, KIRKBYMOORSIDE, YORK, YO62 6BJ

**A characterful cottage in the heart of the town
where timeless charm blends with practical living**

Entrance Hall with Storage

Sitting Room

Dining/Living Room

Kitchen

Utility Room

3 Bedrooms

Bathroom

Attic Storage

EPC Rating D

Courtyard Garden

Stone Outbuilding

No Onward Chain

GUIDE PRICE £265,000

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

Tucked away within a conservation area in the very heart of this sought-after market town, this delightful stone and pantile cottage offers character, warmth and convenience in equal measure.

On arrival you step into a welcoming entrance hall with doors leading off to a cosy sitting room, perfect for relaxing evenings, while a separate dining/living room provides a versatile and sociable space, complete with a characterful log-burning stove that forms a lovely focal point. To the rear, the light and bright kitchen is well appointed and benefits from an adjoining utility room, ticking that practicality box that every home needs.

Upstairs, the first floor offers two well-proportioned double bedrooms one of which has full height built-in wardrobes and there is a third single bedroom—ideal as a home office, nursery, or dressing room. From the landing there is loft access via an 'easy to operate', pull down ladder leading to clean and useful storage space.

Outside, the property enjoys a sheltered and low-maintenance paved courtyard garden, offering a private spot for outdoor seating and arranging planted containers etc. Within the courtyard sits an old stone barn, providing excellent storage and further enhancing the property's character and charm.

Situated just moments from a range of local amenities, shops, and eateries, this appealing cottage presents an excellent opportunity for those seeking a character home in a prime central location.

General Information

Services: Mains water, electricity and gas are connected. Gas fired Central Heating. Connection to mains drains.

Council Tax: North Yorkshire Council - band C.

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion. There is no onward chain.

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

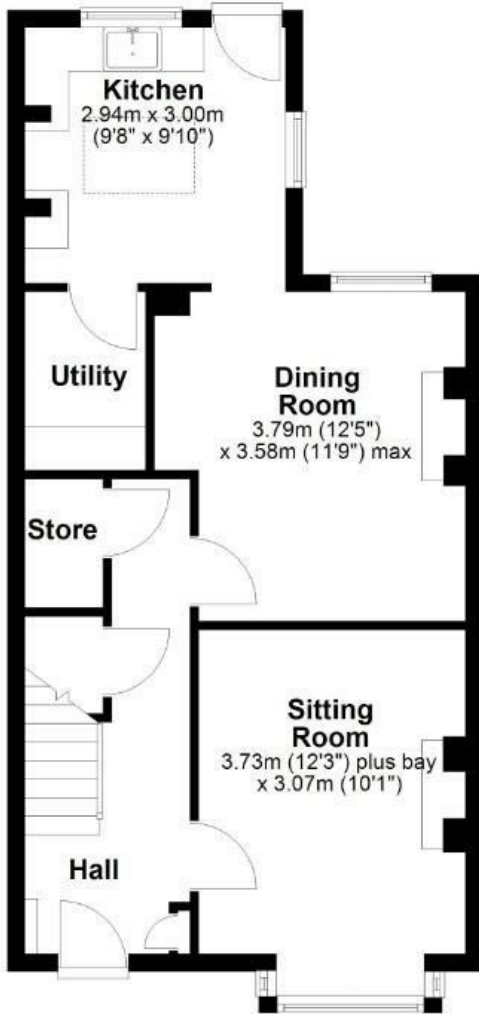
Location: Kirkbymoorside lies along the A170 Thirsk to Scarborough road giving easy access to the other neighbouring towns of Helmsley, Pickering and to the east coast. The city of York can be reached in under an hour. Kirkbymoorside is a popular market town offering a good range of shops, a Wednesday street market and plenty of amenities including junior school, doctors surgery, nice eateries and an 18 hole golf course. There are lots of good dog walks in and around the town and the North York Moors National Park is within a five minute car journey.



Accommodation

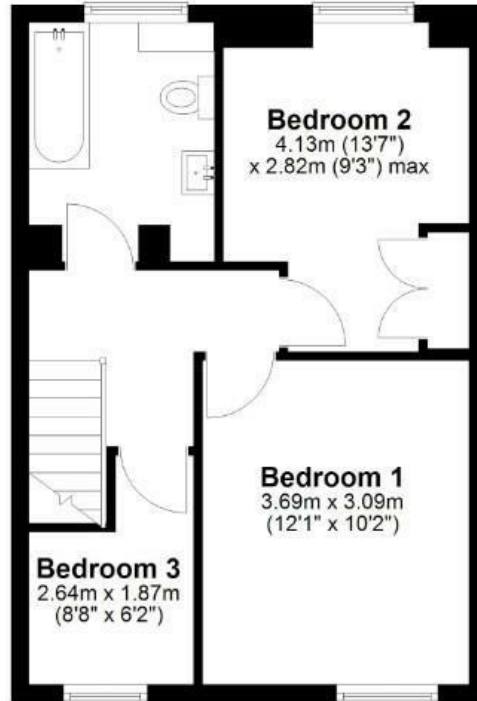
Ground Floor

Approx. 48.6 sq. metres (522.8 sq. feet)



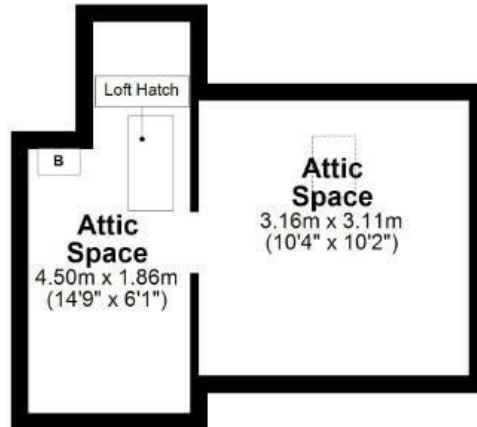
First Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



Second Floor

Approx. 17.4 sq. metres (187.5 sq. feet)



Total area: approx. 104.6 sq. metres (1126.2 sq. feet)

18 Castlegate, Kirkbymoorside

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(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		Current	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	



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

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