

KIRK COTTAGE, 21 PIERCY END KIRKBYMOORSIDE



An attractive character cottage, quietly tucked away close to the centre of Kirkbymoorside and within the town's Conservation area.

Well-presented accommodation of just over 700 square feet in total

Living Room – Breakfast Kitchen

Two double bedrooms and a modern shower room

Well suited as a full-time home, or equally as a second home or investment opportunity

NO ONWARD CHAIN

GUIDE PRICE £150,000

A double fronted character cottage, located in the of this popular market town.

Kirk Cottage comprises an attractive, stone-built cottage, situated only a stone's throw from Kirkbymoorside's Market Place. Well presented with modern fittings and fixtures throughout the property provides just over 700 square feet of accommodation. In brief to the ground floor, a generous living room with multi fuel stove and fitted storage and adjoining breakfast kitchen with a dual aspect and fitted with up to date units and appliances. modern white units and a front facing sitting room. On the First Floor are two double bedrooms and the bathroom.



Kirkbymoorside is a thriving market town with a wide range of amenities, including primary school, surgery, library, and a variety of independent shops. Convenient also for the surrounding countryside; the neighbouring North York Moors National Park to the north and the Heritage Coastline to the east.

ACCOMMODATION COMPRISES

LIVING ROOM

3.55 m (11'8") x 3.55 m (11'8")

Half glazed timber panelled front door. Sash window to the front with window seat. Fireplace with oak mantel and stone topped hearth housing a cast iron stove. Beamed ceiling. Television point. Wall light. Radiator. Stairs to the First Floor. Understairs fitted storage.



BREAKFAST KITCHEN

4.50 m (14'9") x 2.10 m (6'11")

Range of timber style units with granite effect work tops incorporating a stainless-steel sink unit. Tiled splashbacks. Integrated electric oven. Four ring gas hob with stainless steel extractor overhead. Automatic washing machine point. Dishwasher point. Windows to the front and rear. Radiator.





FIRST FLOOR

Window to the rear. Airing cupboard housing the Worcester gas fired central heating boiler. Radiator.

BEDROOM ONE

4.60 m (15'2") x 3.00 m (11'2")

Sash window to the front. Radiator. Fitted storage cupboards.



BEDROOM TWO

3.58 m (11'9") x 3.56 m (11'8")

Sash window to the front. Radiator. Fitted storage cupboards.

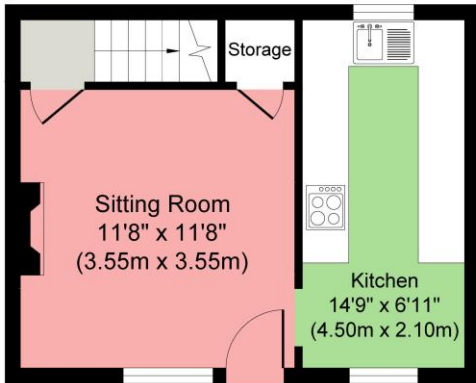


SHOWER ROOM

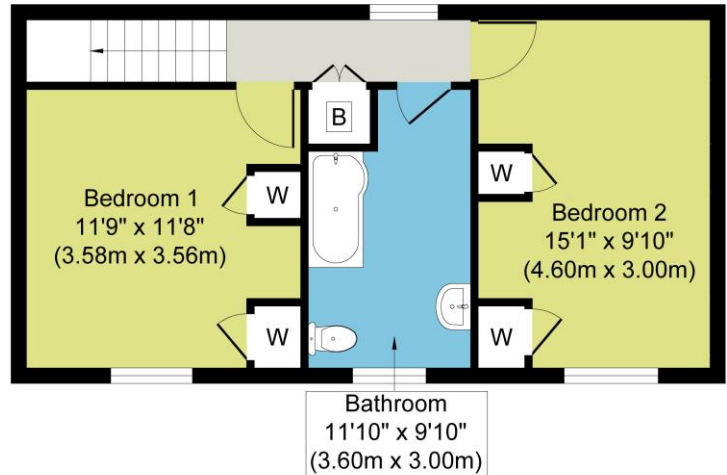
3.60 m (11'10") x 3.00 m (5'3") max

Bath with shower overhead. Fully tiled surround. Low flush WC. Pedestal wash hand basin Heated ladder towel rail. Sash window to the front.





Ground Floor
Approximate Floor Area
279 sq. ft
(25.87 sq. m)



First Floor
Approximate Floor Area
429 sq. ft
(39.82 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL INFORMATION

- Services: Mains water, drainage, gas and electric. Gas central heating.
- Council Tax: Band B
- Post Code: YO62 6DQ.
- Tenure: We understand that the property is Freehold, and that vacant possession will be granted upon completion.
- EPC: Current: D/58 Potential: B/88
- Viewing: Strictly by prior appointment with the Agent's office in Pickering.

Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is intended only as an approximate guide. The services as described have not been tested and cannot be guaranteed. *These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.*

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