

ROUNTHWAITE & WOODHEAD

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



CROWN COTTAGE, CROWN SQUARE, KIRKBYMOORSIDE, YO62 6AY

A superbly presented town house offering over 2,500sq.ft of accommodation situated in the heart of the town with parking, outbuildings & workshop

Entrance Hall

Kitchen/Dining/Living Room

Sitting Room

Utility & Cloakroom

3 Double Bedrooms

3 En Suites

Garage

Workshops

Outdoor Seating Area

Central Location

Gas Central Heating

EPC Rating: D

PRICE GUIDE: £385,000

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 from the main High Street in the heart of Kirkbymoorside, this charming stone-built property enjoys a wonderfully private and discreet position. Hidden from street view, the property is approached via a small driveway and gated entrance, creating a real sense of seclusion while remaining conveniently located for the town's amenities.

Stepping through the front door, a welcoming entrance hall sets the tone for the well-planned, newly refurbished accommodation. Across the hall is a practical utility room providing the ideal space for laundry and day-to-day household storage, together with a conveniently placed ground floor cloakroom.

Undoubtedly the heart of the home is the open-plan kitchen, dining and living area. Designed for modern family life and entertaining alike, this generous space offers an excellent range of fitted cupboards and work surfaces, ensuring there is no shortage of storage, with ample room for both dining and relaxed seating. Complementing this sociable hub is a separate sitting room, creating the perfect retreat for cosy evenings in front of the television or a quieter place to unwind. On the first floor, a surprisingly spacious landing provides enough room to accommodate a desk and computer, with doors leading to 2 generous double bedrooms, each enjoying the luxury of its own en suite facilities. The principal bedroom benefits from an en suite shower room, whilst the second bedroom is served by a well-appointed en suite bathroom. Occupying the entire second floor is a superb 3rd bedroom with en suite shower room, offering excellent privacy for guests or older family members.

There are some very useful outbuildings, offering both storage and workshop space, a covered seating area and a brick set drive providing room to park.

In summary, this is the house that keeps on giving ...a hidden gem in the heart of the town most definitely worth a look!

General Information

Services: Mains gas, electricity and water are connected. Connection to mains drains. Gas fired central heating. The gas boiler was installed in July 2024

Council Tax: North Yorkshire Council - band B.

EPC Rating D.

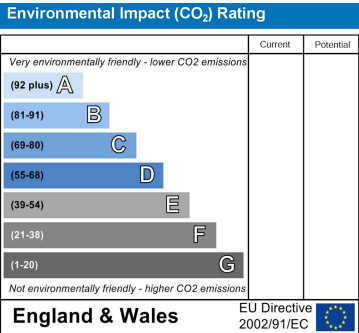
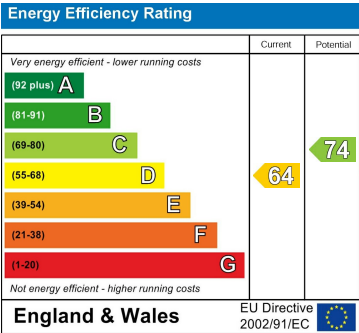
Tenure: We are advised by the Vendor that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the agents Messrs Rounthwaite and Woodhead, 26, Market Place. Kirkbymoorside. Telephone: 01751 430034/472800

Kirkbymoorside, known locally as 'The Gateway to the Moors' is situated at the foot of the North York Moors National Park along the A170 Thirsk to Scarborough road which offers quick and easy access to neighbouring towns like Pickering and Helmsley, to the east coast and to Malton where there are road and rail links to York and the motorway network beyond. There is a real sense of community in Kirkbymoorside and along with all the every day amenities there is a weekly street market on a Wednesday, a good deli, chemist, library, doctors surgery and 18 hole golf course.



Accommodation





Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

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

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