

Peter
illingworth
ESTATE AGENTS

**7, Pasture Road,
Kirkbymoorside, York, YO62 6FH
Price Guide £375,000**

www.peterillingworth.co.uk
Freehold
Property Tax Band E EPC Band B

A modern four bedroom, timber-framed detached family home benefiting from gas-fired central heating, double glazing, a garage, driveway parking and a generously proportioned enclosed rear garden with patio area, together with a lawned front garden.

Internally, the property comprises an entrance hall, cloakroom, sitting room, and a fabulous open-plan fitted kitchen, dining and family area flooded with natural light, featuring double doors opening onto the rear garden. A built in utility area is situated off the kitchen.

To the first floor is a landing, principal bedroom with en-suite shower room, three further bedrooms, and a house bathroom with separate shower.

The property is sold with the benefit of an NHBC certificate.

Kirkbymoorside offers a good range of local amenities and falls within the catchment area of the highly regarded Ryedale School, as well as Kirkbymoorside Community Primary School. The town also benefits from a popular 18-hole golf course and is ideally situated for enjoying the North York Moors National Park and Dalby Forest. The historic City of York and the coastal resorts of Scarborough and Whitby are all within easy commuting distance.





Ground Floor

Kitchen

2.75M X 3.7M 9' X 12'2"

Living Room

3.88M X 3.52M 12'9" X 11'7"

Dining/Family Room

5.71M X 3.7M 18'9" X 12'2"

Study

2.35M X 2.19M 7'9" X 7'2"



First Floor

Master Bedroom

3.29M X 3.1M 10'10" X 10'2"

Bedroom 2

3.02M X 2.72M 9'11" X 8'11"

Bedroom 3

3.86M X 2.52M 12'8" X 8'3"

Bedroom 4

2.18M X 2.03M 7'2" X 6'8"

For information purposes, not to scale





Tenure: We understand the property to be freehold. Vacant possession will be given on completion.

Notes: There will be an annual estate maintenance charge to cover the upkeep of communal areas and grounds. However, this charge will not become payable until all outstanding estate works have been completed. Our clients are not currently aware of the amount that will be payable in respect of this property. The last estimate for this was £165 per annum.

The property benefits from a private shared access with Nos. 3 and 5 Pasture Road. The shared element applies only to the entrance section serving the three properties and does not extend to the area immediately outside each individual property.

EPC Band: B

Services: Mains water, drainage, gas and electricity are laid on.

Property tax: Band E

Photography: Peter Illingworth

Location: What3words///resolves.empty.seashell

Mobile Coverage: EE, Vodafone, Three, and O2

Broadband: Basic 16 Mbps, Superfast 38Mbps, Ultrafast 1800 Mbps

Satellite/Fibre: BT and Sky

Flood Risk: Very low

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

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Need advice on buying through another agent?

Contact Peter Illingworth on 01751 431107 to discuss how we can give you the comfort of many years of our expertise, in representing clients in the purchase of their next home.



Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York. Tel: 01751 431107.

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2015

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