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ESTABLISHED 1860

8 PARKERS MOUNT
KIRKBYMOORSIDE



An attractively refurbished and improved semi-detached property, with a south facing garden, private off-street parking and a quiet position within easy reach of the town.

Over 560 square feet of accommodation:
Entrance vestibule – living room – breakfast kitchen
Two double bedrooms – stylishly appointed shower room
Gardens to the front and rear – Private off-street parking
NO ONWARD CHAIN

GUIDE PRICE £199,950

ISO 9001 CERTIFIED ORGANISATION
URS 043A
United Registrar of Systems Cert No. 1745

40 Burgate, Pickering, North Yorkshire, YO18 7AU **Tel:** 01751 472766
Fax: 01751 472992 **Email:** pickering@cundalls.co.uk **Website:** www.cundalls.co.uk

RICS

8 Parkers Mount has been recently much improved, creating a comfortable and attractively presented home. Improvements include full redecoration and flooring throughout and renewed wiring. The kitchen has been completely re-fitted with a range of stylish units and the shower room re-done with quality fittings and finishes.

In all the property provides 565 ft2 of accommodation. Entrance vestibule, living room leading through to the breakfast kitchen. Upstairs are two double bedrooms and the shower room. The property is fully double glazed, and the central heating is via gas fired.



8 Parkers Mount has a driveway to its side, providing off-street parking for a couple of vehicles. There are mature gardens to the front and rear, with the rear garden facing south and benefiting from being private and sheltered. The garden has been attractively landscaped with raised vegetable beds and a patio area.



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

ACCOMMODATION COMPRISES

ENTRANCE VESTIBULE
uPVC front door. Casement window to the front. Half glazed timber inner door.

LIVING ROOM
4.00 m (13'1") x 3.74 m (12'3")
Casement window to the front. Radiator. Television point. Stairs to the First Floor. Fitted understairs storage cupboard.





BREAKFAST KITCHEN
4.00 m (13'1") x 2.53 m (8'4")
Range of fitted base and wall units with quartz effect worktops incorporating an inset sink unit with mixer tap. Island style fitted unit with breakfast bar seating. Tiled splashbacks. Lamona electric oven and matching four ring induction hob with extractor overhead. Housekeeper storage cupboard. Cupboard housing the Ideal gas fired central heating boiler. Radiator. Washing machine. Laminate wood effect floor. Fuses overhead. Half glazed door to the rear. Window out to the rear.





FIRST FLOOR

LANDING
Loft inspection hatch -the loft is part boarded for storage.

BEDROOM ONE
4.00 m (13’1”) x 2.70 m (8’10”)
Casement window to the front. Radiator.



BEDROOM TWO
2.88 m (9’5”) x 2.63 m (8’8”)
Casement window to the rear. Radiator. Over stairs fitted storage cupboard.



SHOWER ROOM
1.86 m (6’1”) x 1.70 m (5’7”)
Shower cubicle with dual rain head shower over. Fully tiled surround. Low flush WC. Wash hand basin with fitted drawer storage. Laminate floor. Window to the rear. Anthracite ladder rail. Recessed ceiling lights.



OUTSIDE
8 Parkers Mount has garden to both the front and rear, largely laid to lawn with a small vegetable garden in the rear garden arranged over a number of raised beds. There is a paved patio area, ideal for sitting out and both a useful timber garden shed and a potting shed. The garden has an open aspect to the rear and is south facing. There is an outside water supply to the garden. To the side is a private driveway with space to park a couple of vehicles.
The private driveway comes in at the rear of the property and there is parking for a number of vehicles as well as a useful timber garden shed upon the driveway.

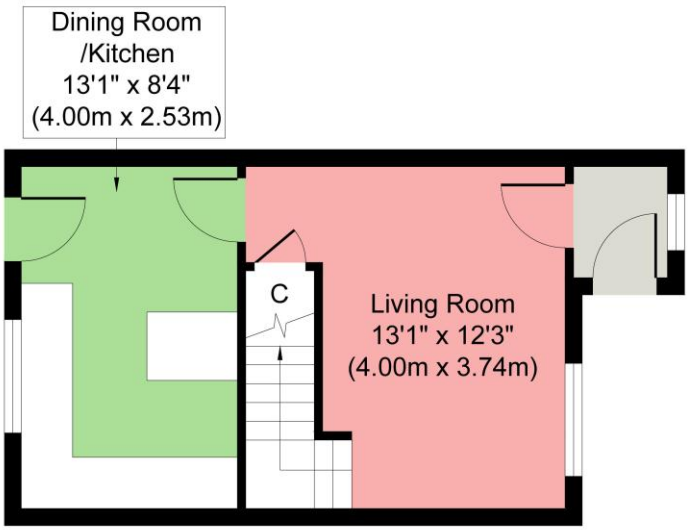
GENERAL INFORMATION

Services:	Mains water drainage, gas and electricity.
Council Tax:	Band B
Tenure:	We understand that the property is freehold and that vacant possession will be granted upon completion.
Viewing:	Strictly by appointment with the Agent's Pickering office.
Postcode:	YO62 6JB
EPC:	Current D/65. Potential B/85

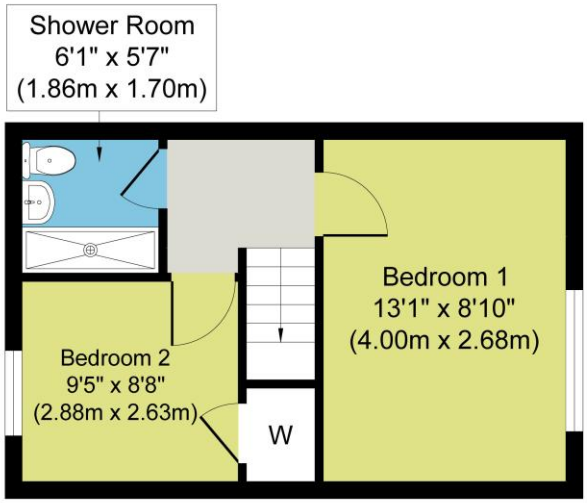
ADDITIONAL INFORMATION

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 given 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.

MONEY LAUNDERING REGULATIONS 2003 *Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by each buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence, and the sale can progress to the legal stage.*



Ground Floor
Approximate Floor Area
291 sq. ft
(27.04 sq. m)



First Floor
Approximate Floor Area
274 sq. ft
(25.48 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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15 Market Place, Malton, North Yorkshire, YO17 7LP
Tel: 01653 697820 **Fax:** 01653 698305
Email: malton@cundalls.co.uk

3 Church Street,Helmsley,York, YO62 5BT
Tel: 01439 772000 Fax: 01439 772111
Email: enquiries@cundallsrfas.co.uk

40 Burgate, Pickering, North Yorkshire YO18 7AU
Tel: 01751 472766 **Fax:** 01751 472992
Email: pickering@cundalls.co.uk