

Peter
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ESTATE AGENTS



Castle Lodge, Castlegate
Kirkbymoorside, York, YO62 6BW
Price Guide £460,000

www.peterillingworth.co.uk
Freehold
Property Tax Band F EPC Band D

Castle Lodge is an attractive stone-built detached residence occupying one of the most sought-after positions within the popular market town of Kirkbymoorside. Enjoying a prime setting on historic Castlegate and backing directly onto open countryside, the property combines generous accommodation with beautifully established gardens.

The accommodation is arranged over two floors, with the layout shown on the accompanying floor plans. The ground floor includes a welcoming entrance hall, spacious sitting room, dining room, study, garden room, utility room and cloakroom. The heart of the home is the well-appointed kitchen, featuring a gas fired Aga with electric hob and providing an ideal space for both everyday living and entertaining. To the first floor are three well-proportioned bedrooms, including an impressive principal bedroom with a modern en-suite shower room, together with a family bathroom and separate WC.

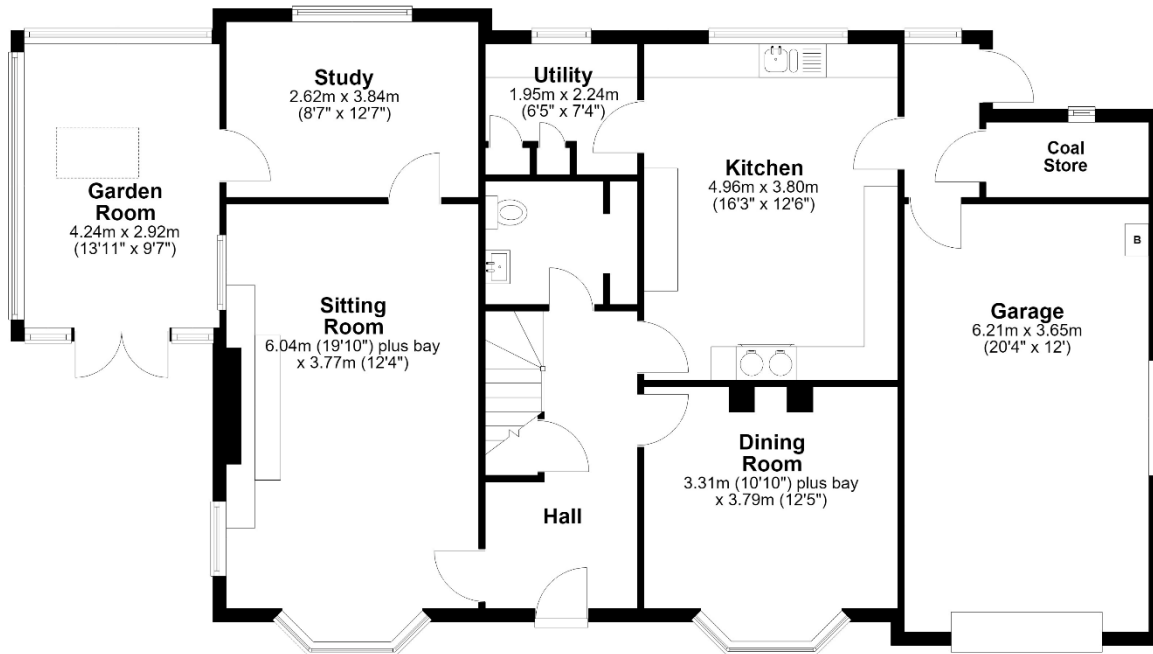
The gardens are a particular feature of the property. To the front is a lawned garden with well-stocked flower beds, a paved patio area and driveway leading to the garage. The side garden offers further patio seating areas surrounded by mature planting, while the landscaped rear garden features terraced beds, a summer house and garden shed, adjoining countryside.

Kirkbymoorside offers an excellent range of independent shops, cafés, public houses, schools and everyday amenities, whilst providing easy access to the North York Moors National Park, making Castle Lodge a wonderful home in an exceptional location.



Ground Floor

Approx. 128.6 sq. metres (1384.0 sq. feet)

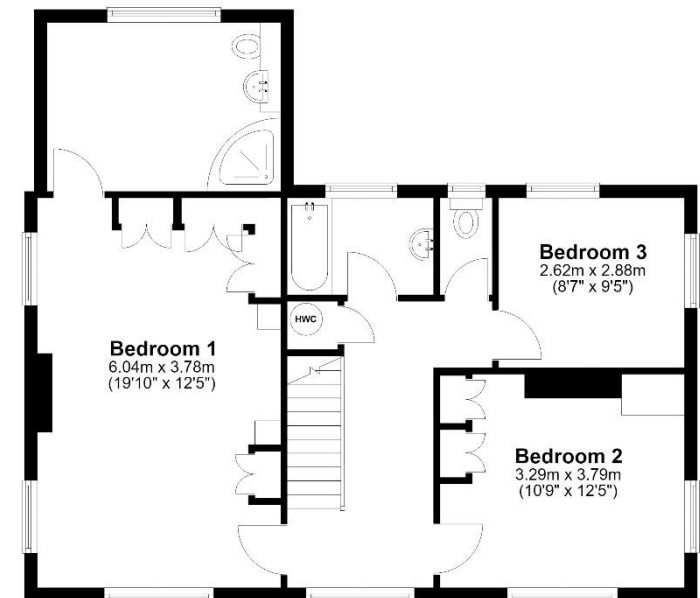


Total area: approx. 198.2 sq. metres (2133.2 sq. feet)

Castle Lodge, Kirkbymoorside

First Floor

Approx. 69.6 sq. metres (749.2 sq. feet)



For information purposes, not to scale





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

Notes: Part of the southern portion of the garden area is within Scheduled Monument(SPI2).

The road from the T Junction at the top of Castlegate is a private road in the ownership of Nethermoor (Nethermoor is the property opposite Castle Lodge) with rights of way to Castle Lodge. Maintenance is the responsibility of Nethermoor.

EPC Band: D

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

Property tax: Band F

Photography: Peter Illingworth

Location: What3words:///impulsive.underline.relishing

Mobile Coverage: EE, Vodafone, Three, and O2

Broadband: Basic 16 Mbps, Superfast 61Mbps, 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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Viewing:

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



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