



**21 Piercy End, Kirkbymoorside, York, YO62 6DQ**

**£164,950**

- Double fronted stone cottage
- Two double Bedrooms
- Spacious sitting room with Log burner
- Modern bathroom suite
- Well proportioned Kitchen/Diner
- Walking distance of town centre

# 21 Piercy End, York YO62 6DQ

21 Piercy End is a charming double fronted stone period cottage sat in the heart of Kirkbymoorside. The property comprises, Sitting room with log burning stove, Kitchen/Diner, First floor landing with cupboard housing a Worcester combi boiler, Two double bedrooms benefitting from built-in wardrobes, Family bathroom with modern three-piece suite. Kirkbymoorside has an excellent range of services and amenities, which includes a school, doctors and dentist surgeries, a bank, library, pubs, eateries and a range of shops including a weekly market.



Council Tax Band: B



## General Information

Kirkbymoorside 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 other neighbouring Market towns such as Pickering and Helmsley, to the east coast and to Malton where there are road and rail links to York and the motorway network beyond. The town has a very friendly, local feel with a range of essential shops including family butcher, a chemist with dispensary, Coop and Spar, plus a library, school, doctors surgery, various eateries, as well as a weekly street market on a Wednesday.

## Sitting Room

Timber sash window to the Front aspect, Wood burner, Understairs storage cupboard, Exposed beams, Radiator.

## Kitchen/Diner

A range of wall and base units, Electric oven with extractor hood over, Gas hob, Timber sash window to the Front aspect, Tiled flooring, Window to the Rear aspect, Radiator.

## Bedroom 1

Timber sash window to the Front aspect, Built-in Wardrobes. Radiator.

## Family Bathroom

Modern White three-piece suite with Shower over bath, Sink set in vanity unit, Partly-tiled walls, Timber sash window to the Front aspect, Radiator, Laminate flooring, Loft hatch.

## First Floor Landing

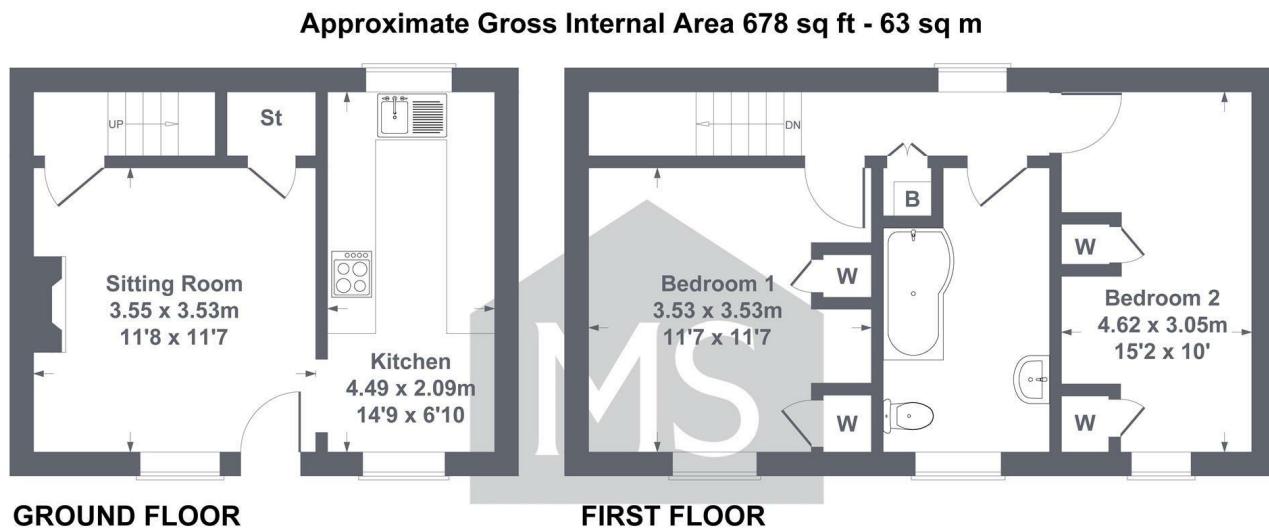
Timber Window to the Rear aspect with Window seat, Radiator, Cupboard housing Worcester combi boiler with shelving/storage beneath.

## Bedroom 2

timber sash window to the Front aspect, Built-in wardrobes, Radiator.

## Services

All mains services are connected.



All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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## Directions

## Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		