

Peter  
**illingworth**  
ESTATE AGENTS

21, West End  
Kirkbymoorside  
York, YO62 6AD  
Price Guide £360,000

[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)  
Freehold, EPC Band D  
Property Tax Band D

Peter Illingworth Estate Agents are delighted to present this attractive period stone double-fronted town house, occupying a prominent position within the town's Conservation Area. Arranged over three floors, the property offers well-appointed and versatile accommodation suited to family living.

This elegant home combines traditional character with modern comfort, benefiting from gas fired central heating and thoughtfully arranged interiors. The ground floor provides excellent living space, including a welcoming sitting room, dining room, study and a spacious dining area/living room opening through to a well-proportioned kitchen, leading to the utility and cloakroom. The upper floors reveal 6 bedrooms including principal bedroom with en-suite shower room and house bathroom facilities, ideal for larger households or those seeking flexible home working options.

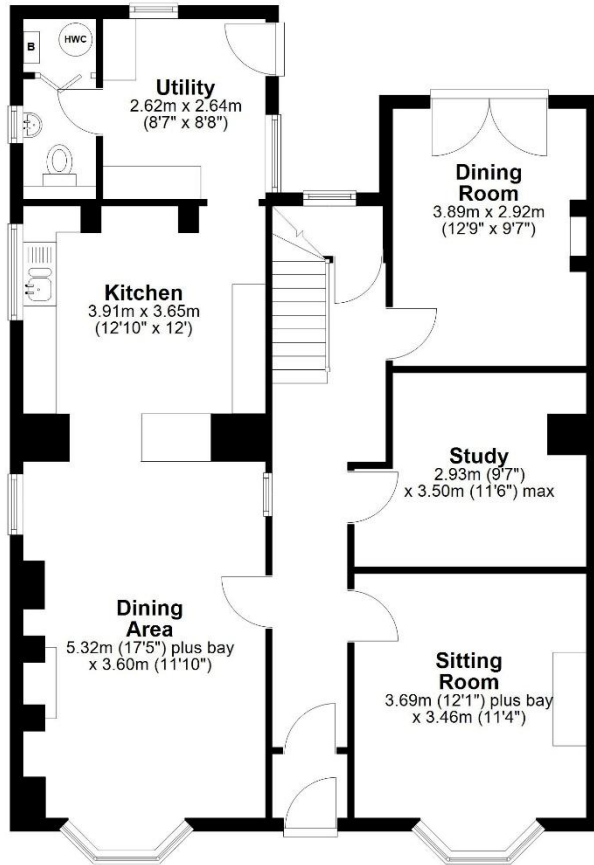
Externally, a private rear courtyard offers a pleasant and low-maintenance outdoor space, perfect for entertaining or relaxation.

Kirkbymoorside is a thriving market town situated on the edge of the North York Moors National Park, renowned for its strong community atmosphere and excellent local amenities. These include a variety of independent shops, cafés, junior school and leisure facilities, all within easy reach, falling within Ryedale School catchment area (Ofsted rated Outstanding) together with convenient access to surrounding countryside and nearby towns of Helmsley, Pickering and Malton. The ancient city of York and the Coastal resorts of Scarborough and Whitby are easily commutable.



### Ground Floor

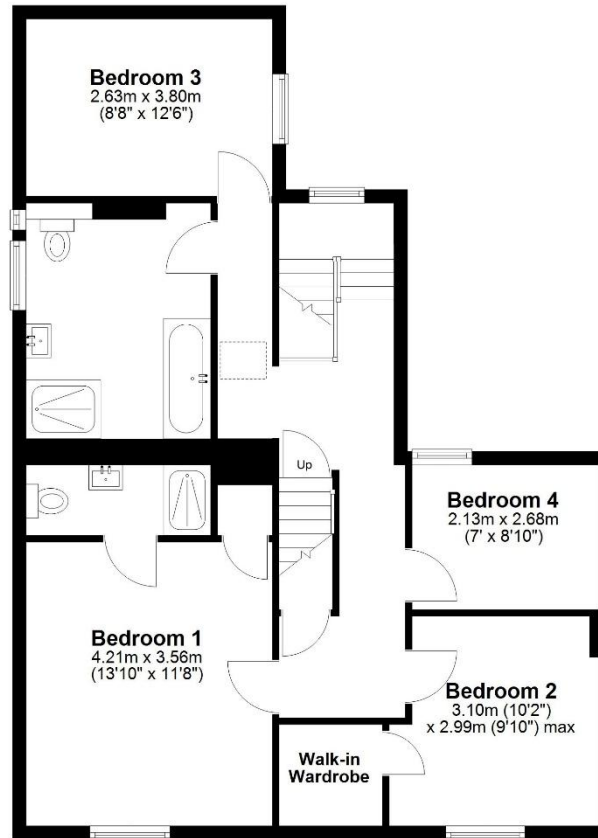
Approx. 94.9 sq. metres (1021.7 sq. feet)



Total area: approx. 215.7 sq. metres (2321.9 sq. feet)  
**21 West End, Kirkbymoorside**

### First Floor

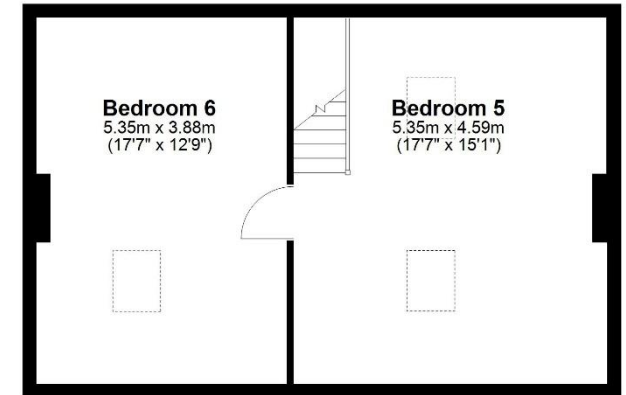
Approx. 76.2 sq. metres (819.7 sq. feet)



For information purposes, not to scale

### Second Floor

Approx. 44.6 sq. metres (480.5 sq. feet)









**Tenure:** We understand the property to be freehold and vacant possession will be given on completion.

**Note:** We understand there is a right of way over the neighbouring property to take bins through.

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

**EPC:** Band D

**Property Tax:** Band D

**Broadband:**

Basic 18Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

**Mobile Coverage:**

EE, Vodafone, Three and O2

**Satellite/Fibre TV availability :** BT and Sky

**Flood Risk:** Very low

**What3Words:** ///breathed.enjoys.sneezed

**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.

**Need to sell your own property?** Contact Peter Illingworth on 01751 431107 for no-obligation advice.

**Viewing:**

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York.

Tel: 01751 431107



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