

Peter  
**illingworth**  
ESTATE AGENTS

Peter  
illingworth  
ESTATE AGENTS  
**FOR SALE**  
01751 431107  
[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)

9 Crown Square  
Kirkbymoorside, York, YO62 6AY

[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)

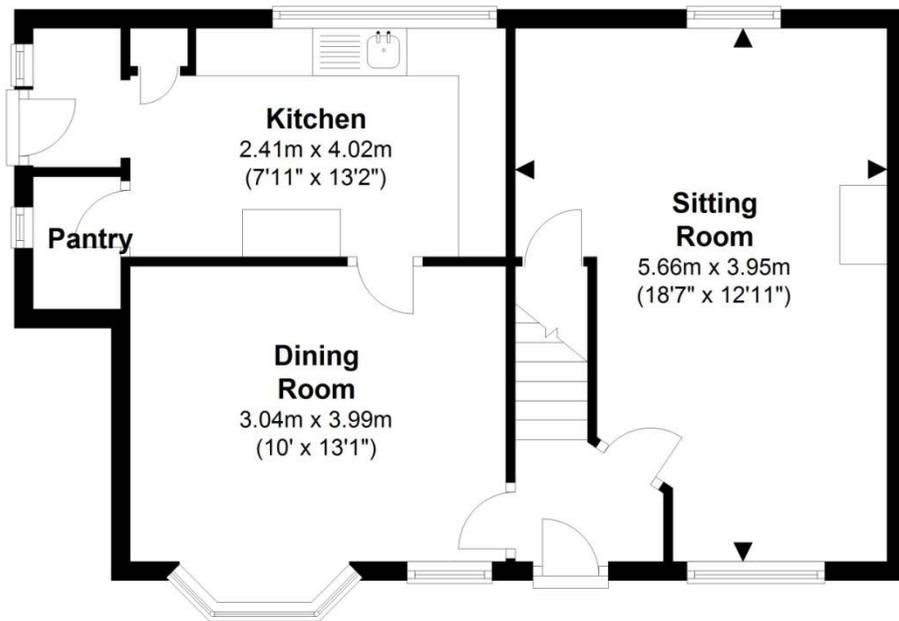
Situated within the heart of the town within the conservation area can be found this attractive three bedroom centrally heated cottage, with two reception rooms and two loft rooms, this lovely home is in need of some modernisation. The property has no garden but would be ideal for those who like the idea of roomy accommodation and do not want the work that goes with a garden. Positioned overlooking Crown Square and back on to the Parish Church.

Kirkbymoorside has a good range of facilities and a weekly Wednesday market. The town is ideally place to enjoy the renowned North York Moors National Park located close by. The ancient city of York and the coastal resorts of Scarborough and Whitby are within commuting distance. The ancient market towns of Helmsley and Pickering are located about 6 miles away.



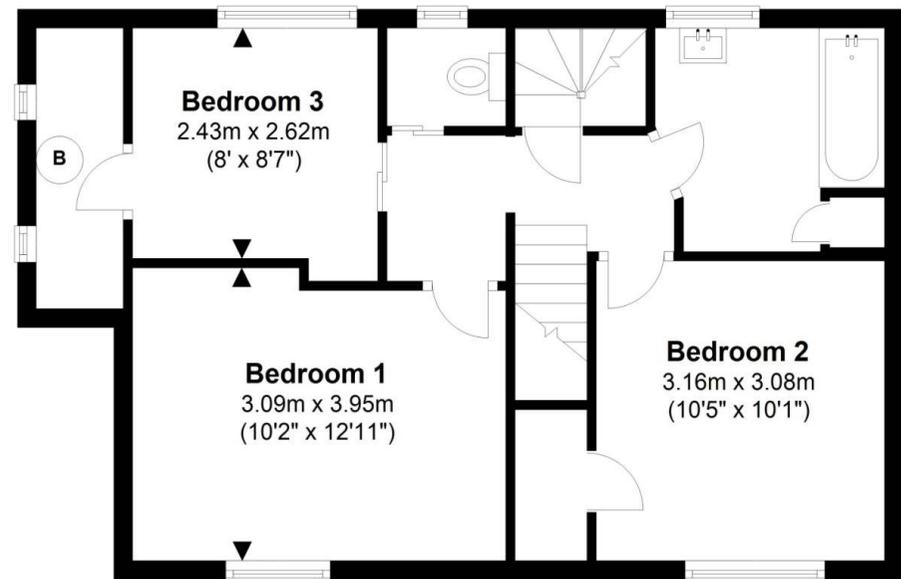
## Ground Floor

Approx. 48.5 sq. metres (522.1 sq. feet)



## First Floor

Approx. 48.2 sq. metres (518.4 sq. feet)



Total area: approx. 133.5 sq. metres (1437.1 sq. feet)

**9 Crown Square, Kirkbymoorside**

**PRICE GUIDE £175,000**

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

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

**Energy performance rating:** Band E

**Property tax:** Band D

**Need to sell your own property?**

Contact Peter Illingworth on 01751 431107 for no-obligation advice.

**Need advice on buying through another agent?**

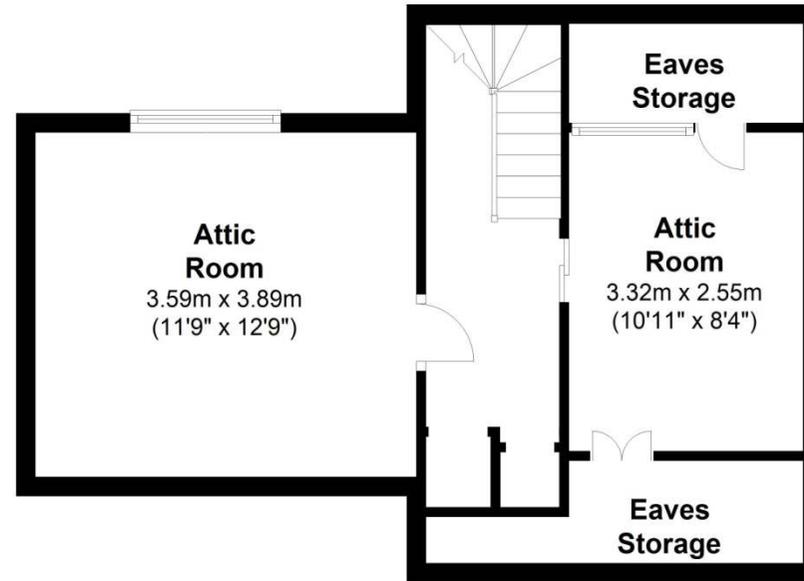
Contact Helen Shaw on 01751 431107 for an independent inspection by an experienced Chartered Surveyor, backed up by the RICS HomeBuyer report.

**Viewing:**

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

## Second Floor

Approx. 36.8 sq. metres (396.6 sq. feet)



[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)

16 Market Place, Kirkbymoorside, York, YO62 6DA  
T. 01751 431107  
E. [kirkbymoorside@peterillingworth.co.uk](mailto:kirkbymoorside@peterillingworth.co.uk)

Champley's Mews, Market Place, Pickering, North Yorkshire, YO18 7AE  
T. 01751 475557  
E. [pickering@peterillingworth.co.uk](mailto:pickering@peterillingworth.co.uk)



**Important Notice:**

- Peter Illingworth Estate Agents for themselves and for the Vendors or Lessors of this property, whose agents they are; give notice that:
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
  - all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representatives of fact but must satisfy themselves,

- by inspection or otherwise, as to the correctness of each of them;
- no person in the employment of Peter Illingworth Estate Agents has any authority to make or give any representation or warranty given whether by Peter Illingworth Estate Agents and Associates or the Vendors or the Lessors of this property.
- It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer. The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.