

4 High Market Place  
Kirkbymoorside, YO62 6AX  
Price Guide £225,000



A very spacious three bedroom, three storey town house plus a ground floor home office. Night storage heating, part double and secondary double glazing.

The accommodation briefly comprises: Ground Floor: Front entrance lobby, ground floor home office with steps leading down to a cellar, utility room, inner lobby and cloakroom. First floor: landing, large sitting room, spacious fitted kitchen, house bathroom and Bedroom 1. Second floor: principal bedroom with en-suite shower room and bedroom 3.

There is no garden or off street parking with this property.

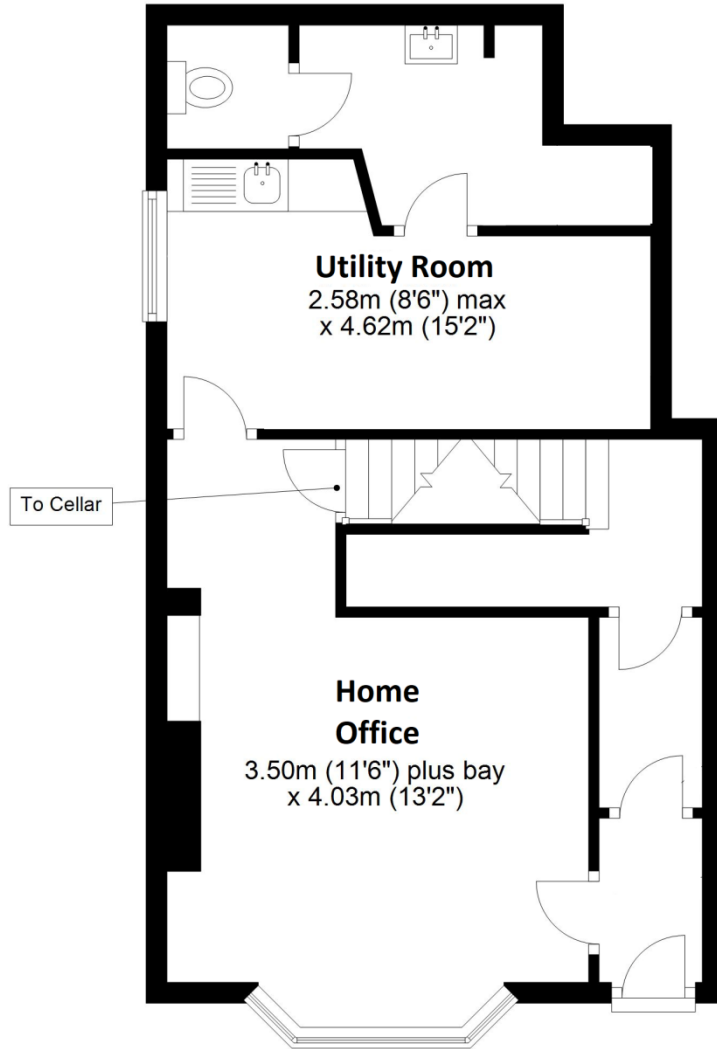
The property is situated within the Conservation Area, close to the heart of the ancient market town of Kirkbymoorside, with the town offering a good range of local amenities including a regular Wednesday market.

The renowned North York Moors National Park is situated close by as well as the Great Dalby Forest. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



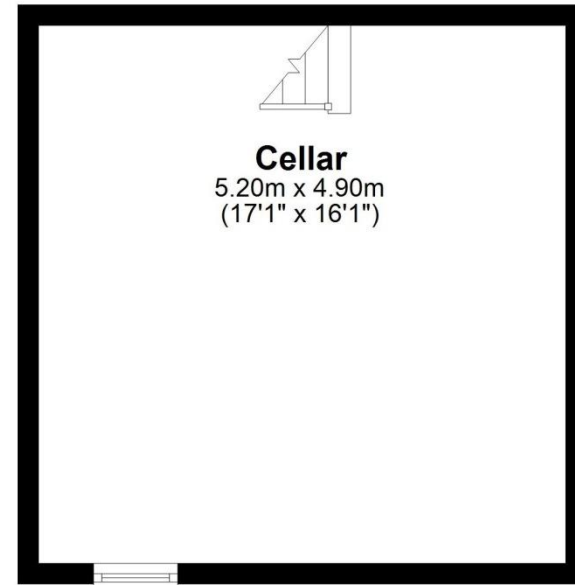
## Ground Floor

Approx. 44.0 sq. metres (473.8 sq. feet)



## Cellar

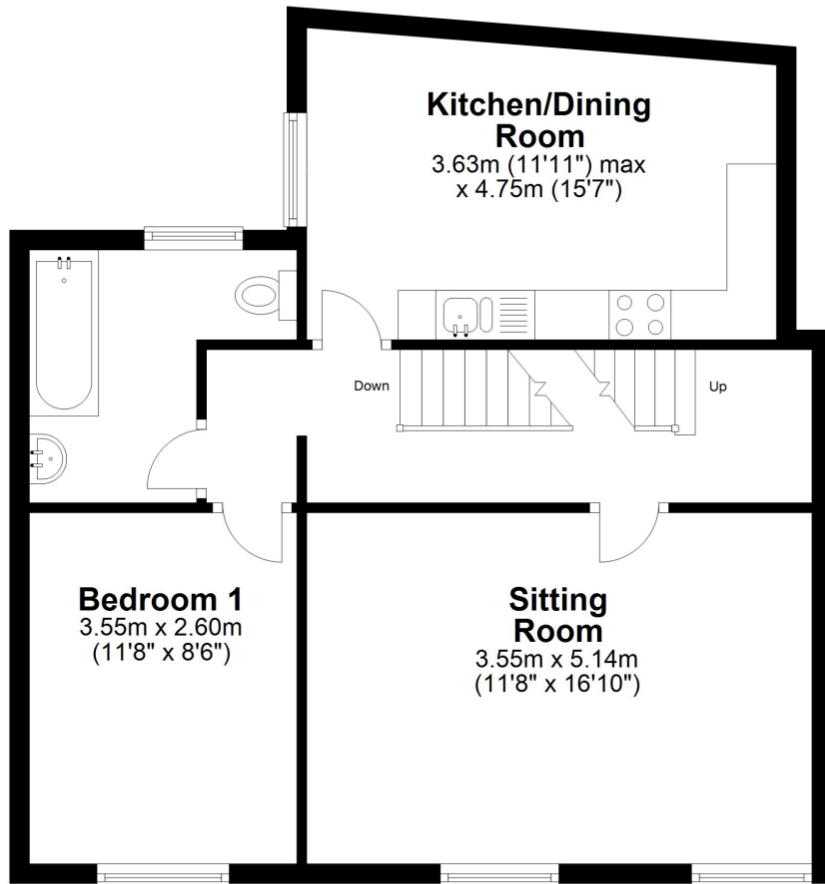
Approx. 25.5 sq. metres (274.3 sq. feet)



Total area: approx. 171.9 sq. metres (1850.8 sq. feet)

## First Floor

Approx. 58.6 sq. metres (630.3 sq. feet)



## Second Floor

Approx. 43.9 sq. metres (472.4 sq. feet)







**Tenure:** We understand the property to be freehold, with a flying freehold over the archway. Vacant possession will be given on completion.

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

**Property Tax:** Band D

**Notes :** Planning permission was recently granted for this as a single dwelling house, formerly a ground floor flat with maisonette over.

**Energy Performance Rating:** Band E, when both were individual properties.

**Photography:** By Peter Illingworth

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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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