

Peter  
**illingworth**  
ESTATE AGENTS



**5, Birklands, Beadlam  
York, YO62 7ST  
Price to Guide £420,000**

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A well proportioned three bedroomed family home with central heating and sealed unit double glazed windows with stunning views to the side and rear over open countryside from the first floor. Situated on the edge of the village of Beadlam adjoining countryside, only a short drive from the ancient market towns of Helmsley, Kirkbymoorside, and Pickering. Close to the North York Moors National Park and the Howardian Hills which is an area of outstanding natural beauty.

Accommodation briefly comprises: Ground Floor – front entrance hall, sitting room, kitchen, utility area, cloakroom and wrap around garden room/dining area to the western and southern sides of the property. First Floor – three bedrooms and bathroom. Fully boarded loft.

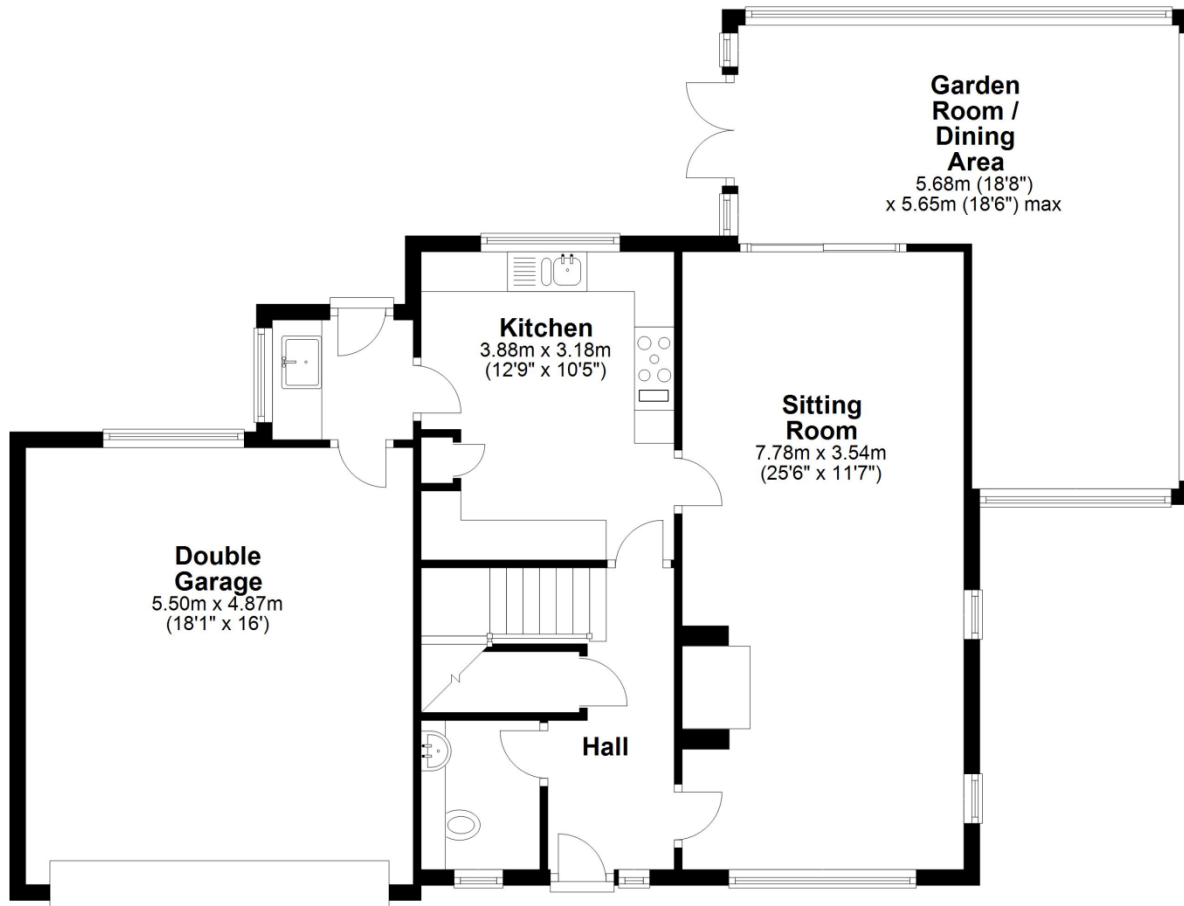
The property would lend itself for extension over the double garage subject to the appropriate consents.

Externally – double garage, front garden, side garden, large rear garden, with lawn, patios and pergola.



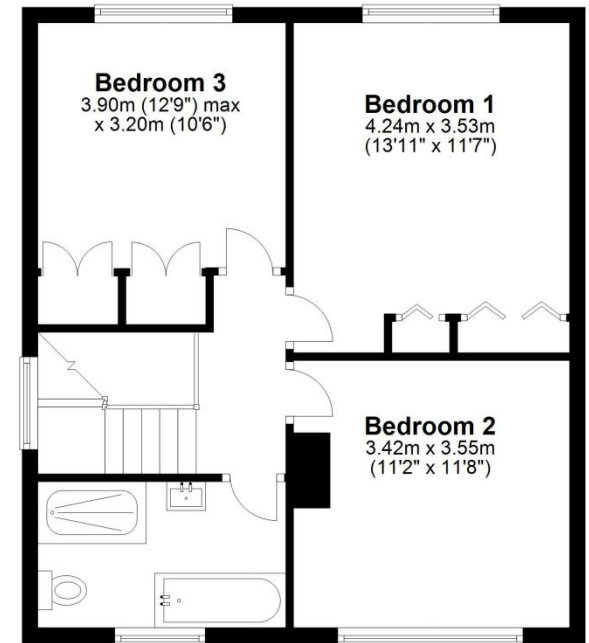
### Ground Floor

Approx. 107.3 sq. metres (1154.7 sq. feet)



### First Floor

Approx. 53.1 sq. metres (571.1 sq. feet)



Total area: approx. 160.3 sq. metres (1725.9 sq. feet)

**5 Birklands, Beadlam**





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

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

**Property Tax:** Band E

**Energy Performance Rating:** Band D

**Photography:** By Peter Illingworth

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

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

Contact Peter Illingworth on 01751 431107 to discuss how we can give you the comfort of many years of our expertise, in representing clients in the purchase of their next home.

**Viewing:**

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



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