

Peter  
**illingworth**  
ESTATE AGENTS



**9, Windmill Ave,  
Kirkbymoorside, York,  
North Yorkshire, YO62 6FG  
Price Guide £325,000**

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



A modern, well presented, timber framed, sealed unit double glazed, centrally heated three bedroom, detached family home, situated within the ancient market town of Kirkbymoorside. This lovely residence is ideally situated to enjoy the North York Moors National Park as well as the ancient market towns of Pickering and Helmsley which are a short drive away.

Accommodation briefly comprises on the ground floor: Entrance hall, sitting room, open plan fitted kitchen/dining area/family room (double doors lead onto rear garden), with inbuilt utility room, cloakroom and integral garage. First floor: Landing, three bedrooms, principal bedroom with en-suite shower, house bathroom with separate shower. Externally car standing for two cars to the front with lawned garden and flower bed, rear garden with patio and lawn, part bounded by timber fencing.

The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable, with the ancient market towns of Helmsley, Pickering, Thirsk and Malton being the nearest market towns. The nearest railway stations are Malton and Thirsk.

Vendors View - 'We just love the property and the neighbours are fabulous, with all its amenities it will be very sadly missed'.





**Kitchen**

3.40M X 3.22M

11'2" X 10'7"

**Dining/Family**

4.28M X 3.29M

14'1" X 10'11" (L Shape)

**Living Room**

4.30M X 2.71M

14'1" X 8'11"

**Master Bedroom**

3.07M X 4.27M

10'1" X 14'1"

**Bedroom 2**

3.38M X 2.82M

11'1" X 9'3"

**Bedroom 3**

2.50M X 3.18M

8'2" X 10'5"

**Net internal area**

1028ft<sup>2</sup>

**Parking**

Yes

**Garage**

Yes

**Carport**

No

Not to scale for identification purposes only









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

**Services:** Gas fired central heating, mains electricity, gas, water and drainage are laid on.

**Service Charge:** A service charge is paid for the maintenance of communal areas.

**Property Tax:** Band D

**Energy performance certificate:** Band B

**Location :** What3words///playoffs.cROUTONS.forecast

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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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