

Peter
illingworth
ESTATE AGENTS

**6, Tinley Garth
Kirkbymoorside, York, YO62 6AR
Price Guide £187,950**

www.peterillingworth.co.uk

A cherished two bedroom gas fired centrally heated cottage, situated within the Kirkbymoorside Conservation Area.

Accommodation briefly comprises :

Ground floor: Front entrance hall, sitting room, dining room, fitted kitchen.

First floor: Two double bedrooms and house shower room.

Externally: Landscaped rear garden with patio, plus further sitting out area and well stocked beds.

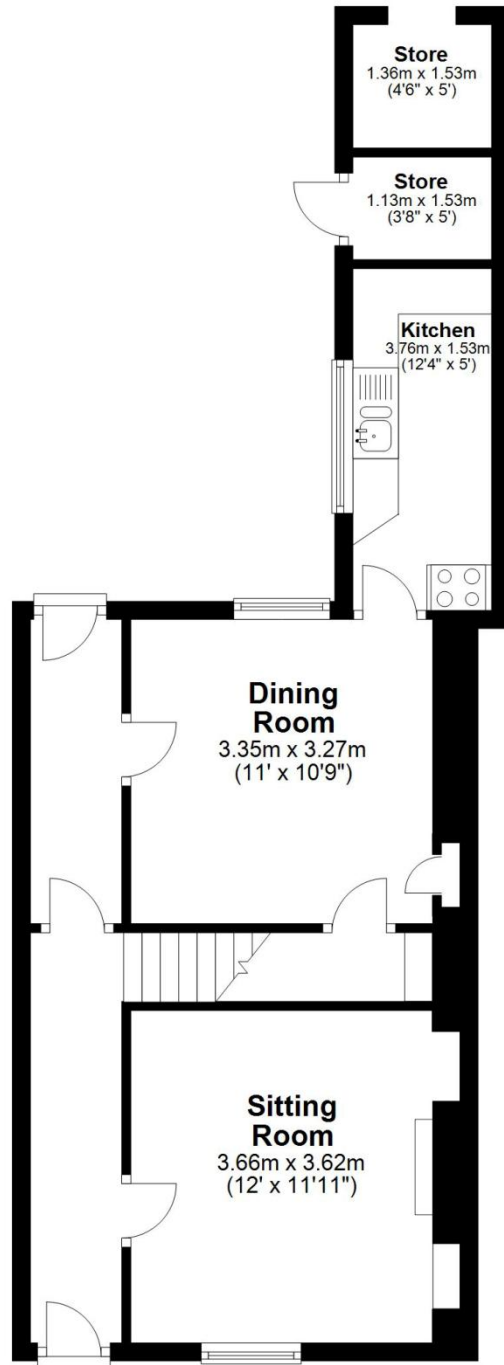
Kirkbymoorside has a good range of local amenities including doctor and dentist surgeries. The renowned North York Moors National Park is only a short drive away as is the Great Dalby Forest. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable. The neighbouring market towns include Helmsley, Pickering and Malton. There are railway stations at Malton and Thirsk. The town is on the Scarborough to Helmsley bus route.

Kirkbymoorside has an excellent primary school and falls within the catchment of the highly regarded Ryedale School.



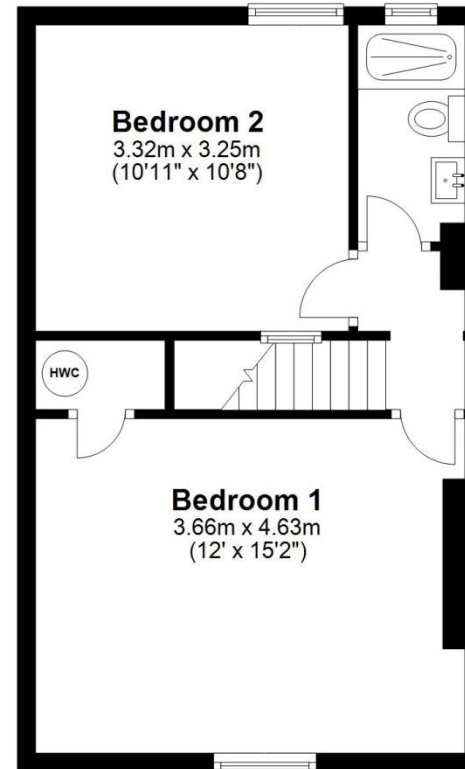
Ground Floor

Approx. 47.6 sq. metres (512.2 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.0 sq. feet)



Total area: approx. 84.6 sq. metres (910.2 sq. feet)

6 Tinley Garth, Kirkbymoorside





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

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

Property tax: Band B

Energy performance rating: Band E

Photography: By Peter Illingworth

Need to sell your own property? 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.



www.peterillingworth.co.uk

16 Market Place, Kirkbymoorside, York, YO62 6DA
T. 01751 431107
E. kirkbymoorside@peterillingworth.co.uk

Champley's Mews, Market Place, Pickering, North Yorkshire, YO18 7AE
T. 01751 475557
E. 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:
i) 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;
ii) 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;
iii) 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.