



2, Kirk Forge, Piercy End,
Kirkbymoorside, YO62 6JA
Price Guide £525,000

A deceptively spacious stone built, three bedroom detached bungalow, ideal for entertaining situated within the town's conservation area. Benefitting from sealed unit double glazing, warm air heating system and an integral garage with off street parking, with an easily managed landscaped front, side and rear gardens, in a quiet location within the centre of Kirkbymoorside.

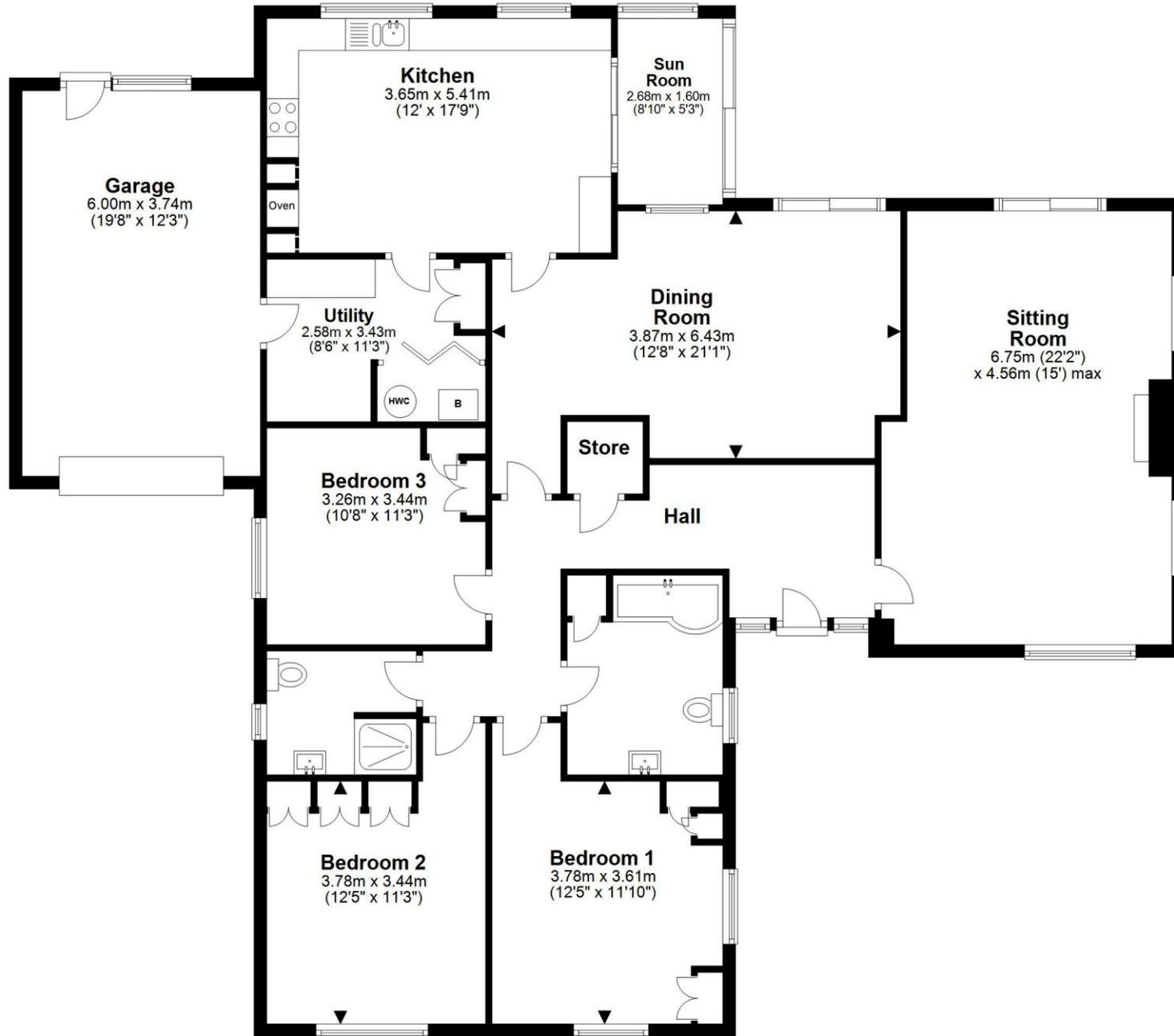
Accommodation briefly comprises: Front entrance hall, inner hall, sitting room, dining room, kitchen/breakfast area, garden room, utility room, three bedrooms, house bathroom and separate shower room.

Kirkbymoorside has a good range of local amenities, within the highly regarded Ryedale School catchment area, located close to the North York Moors National Park and is ideally located to access the coastal resorts of Scarborough, Whitby and the ancient city of York. The ancient market towns of Helmsley and Pickering are located close by.



Ground Floor

Approx. 181.5 sq. metres (1954.1 sq. feet)



Total area: approx. 181.5 sq. metres (1954.1 sq. feet)

2 Kirk Forge, Piercy End, Kirkbymoorside





Tenure: We understand the property to be freehold and vacant possession will be given on completion. The property has the benefit of rights of way over neighbouring properties, providing access onto Piercy End.

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

EPC: Band D

Property Tax: Band F

Broadband:

Basic 16Mbps, Superfast 80Mbps, Ultrafast 8000Mbps

Mobile Coverage:

EE, Vodafone, Three and O2

What3Words: ///chum.splints.agreed

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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