

Peter  
**illingworth**  
ESTATE AGENTS

**82, West End, Kirkbymoorside,  
Kirkbymoorside, YO62 6AF  
Price Guide £195,000**

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A delightful cosy, two bedroom, mid-terraced stone cottage with beamed ceilings to the kitchen/dining area and sitting room; nestling within the towns Conservation area and yet only a short walk from town centre amenities, making this in to a desirable home.

Accommodation briefly comprises: Open plan kitchen/dining area, with archway through to the sitting room with log burning stove and window seat.

First floor: Landing, two bedrooms and house bathroom.

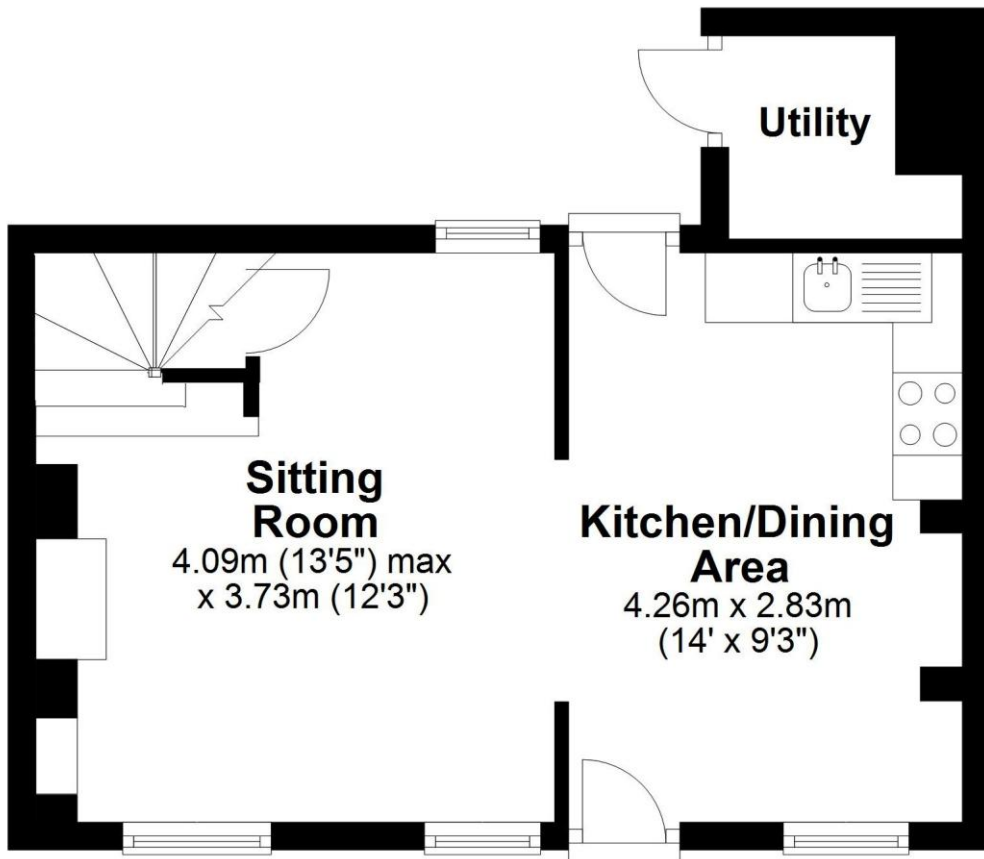
Gas fired central heating. Small enclosed yard to the rear with outbuilding housing gas fired boiler.

Within close proximity can be found the renowned North York Moors National Park, the Great Dalby Forest, The Howardian and Hambleton Hills. The ancient city of York and the coastal resorts of Scarborough and Whitby are commutable.



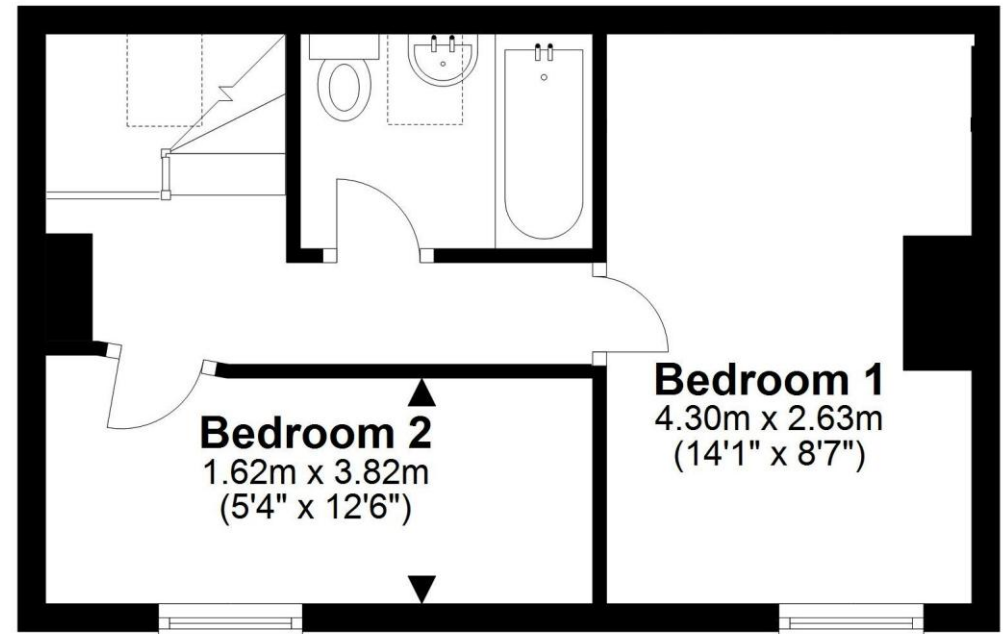
## Ground Floor

Approx. 29.9 sq. metres (321.4 sq. feet)



## First Floor

Approx. 27.3 sq. metres (293.5 sq. feet)



Total area: approx. 57.1 sq. metres (614.9 sq. feet)

**82 West End, Kirkbymoorside**









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

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

**EPC:** Band D

**Property Tax:** Band B

**Broadband:**

Basic 18 Mbps, Superfast 76 Mbps, Ultrafast 1,800 Mbps

**Mobile Coverage:**

EE, Vodafone, Three and O2

**Satellite/Fibre TV availability :** BT and Sky

**Flood Risk:** Very low

**What3Words:** ///domain.hydration.groom

**Photography:** By Peter Illingworth

**Need to sell your own property?** Contact Peter Illingworth on 01751 431107 for no-obligation advice.

**Viewing:**

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



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16 Market Place, Kirkbymoorside,  
York, YO62 6DA

T. 01751 431107

E. [kirkbymoorside@peterillingworth.co.uk](mailto:kirkbymoorside@peterillingworth.co.uk)

Malton Hub,  
North Yorkshire, YO18 7AE

T. 01751 475557

E. [maltonhub@peterillingworth.co.uk](mailto:maltonhub@peterillingworth.co.uk)

Champley's Mews, Market Place, Pickering,  
North Yorkshire, YO18 7AE

T. 01751 475557

E. [pickering@peterillingworth.co.uk](mailto:pickering@peterillingworth.co.uk)

41-43, Maddox Street, London, W15 2PD

T. 08701 127 099

E. [info@mayfairoffice.co.uk](mailto:info@mayfairoffice.co.uk) W. [www.mayfairoffice.co.uk](http://www.mayfairoffice.co.uk)

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