



39 Piercy End | Kirkbymoorside YO62 6DQ

Attractive bay fronted terraced home situated in this popular location just south of Kirkbymoorside town centre offering accommodation on two floors comprising open plan living dining kitchen, three bedrooms and bathroom.

Kirkbymoorside is an attractive market town offering a good range of local amenities and recreational facilities.



Guide Price £170,000

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OPEN PLAN LIVING DINING KITCHEN

18'10" x 11'9" (5.74m x 3.58m)

LIVING AREA: with feature fireplace having wooden surround and electric fire. Built in cupboard.

KITCHEN AREA: with units comprising single drainer sink unit with mixer tap over set within roll edge work surfaces, further wall and base units incorporating drawer compartments and tiled splash-backs. Built in oven, wall mounted electric heater and door to outside.

FIRST FLOOR LANDING

BEDROOM ONE

9'6" x 11'10" (2.90m x 3.61m)

With bay window to front elevation, wall mounted heater.

BEDROOM TWO

11'2" x 7'10" (3.40m x 2.39m)

With window to the front elevation and wall mounted heater.



BEDROOM THREE

7'4" x 7'9" (2.24m x 2.36m)

With window to rear elevation.

BATHROOM

With suite comprising panelled bath with shower unit over, pedestal wash hand basin, wall mounted heater, window to rear elevation.

SEPARATE W.C.

With window to rear elevation.

OUTSIDE

Double gates lead to a hardstanding area.

N.B.

The neighbouring property has access over this area leading to their property and garden.

SERVICES

Mains electricity, water and drainage.



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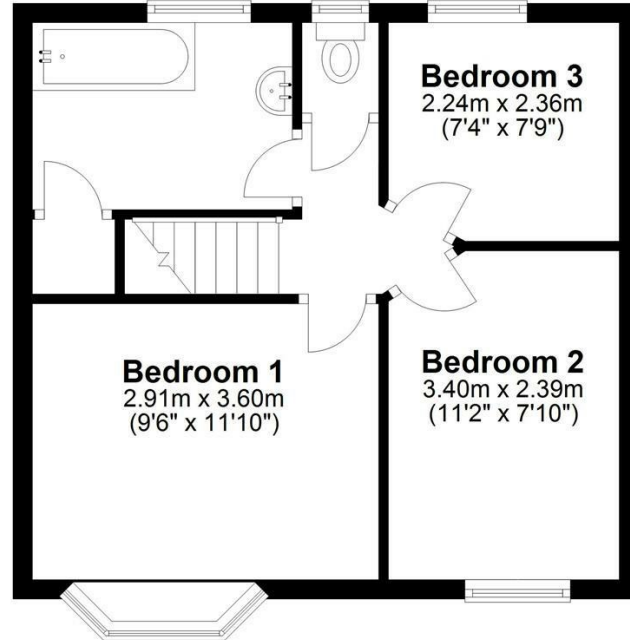
Ground Floor

Approx. 19.9 sq. metres (213.7 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.6 sq. feet)



Total area: approx. 55.0 sq. metres (592.3 sq. feet)
39 Pierccy End, Kirkbymoorside

VIEWING

By telephone appointment. Tel: 01751 472724

COUNCIL TAX BAND

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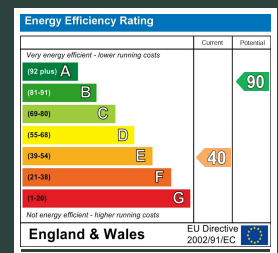
ENERGY PERFORMANCE RATING

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