



75 West End | Kirkbymoorside. YO62 6AD

A charming stone built cottage having a wealth of character and retaining many original features which has been lovingly and sympathetically renovated to a very high specification; features include exposed timbers, exposed stone wall areas and window seat in the sitting room.

The accommodation comprises attractive sitting room and dining kitchen to the ground floor with two bedrooms and shower/bathroom on the first floor. Externally there is a good sized rear garden with patio and

lawned area.

Kirkbymoorside is a traditional market town situated on the edge of the North York Moors offering a wide range of recreational facilities which include golf course, tennis and bowls clubs. The town has a variety of individual businesses as well as a chemist, doctors surgery and dentist. There is a local junior school in the town and a well renowned senior school a short distance away.

Offered with no upward chain.



Guide Price £210,000

BoultonCooper

BC
Est. 1804



SITTING ROOM

17'1" x 9'6" maximum (5.18m) x 2.90m maximum)

With underfloor-heated flagstone flooring, brick fireplace, exposed timbers to ceiling and timber truss floor to ceiling, part wood panelling to walls, ceiling lights, window seat and window to front elevation. Additional seat with understorage. Meter cupboard. Understairs cupboard.



BREAKFAST KITCHEN

18'5" x 8'10" maximum (5.61m x 2.69m maximum)

With single drainer sink unit set within work surfaces, good quality Shaker style wall and base units incorporating drawer compartments, breakfast bar; built in oven with four ring hob and extractor canopy over; tiled underfloor heating; exposed stone wall, original cupboard, ceiling lights and feature lights over the exposed stone wall. Skylight window, door to outside and further window.

GALLERIED LANDING



BEDROOM ONE

10'5" x 13'3" (3.18m x 4.04m)

With window to the front elevation, skylight window; central heating radiator and exposed timbers.

BEDROOM TWO

11'10" x 8'10" maximum (3.61m x 2.69m maximum)

With double glazed window to the rear elevation and built in cupboard; central heating radiator.

BATHROOM

Comprising panelled bath, shower cubicle with shower unit, pedestal wash hand basin and low flush w.c.; chrome heated towel rail. Skylight window, partial wall tiling.

OUTSIDE

To the rear there is a good sized rear garden offering a degree of privacy has a pebble pathway, stone-flagged patio area and laid lawn.

Brick store.

SERVICES

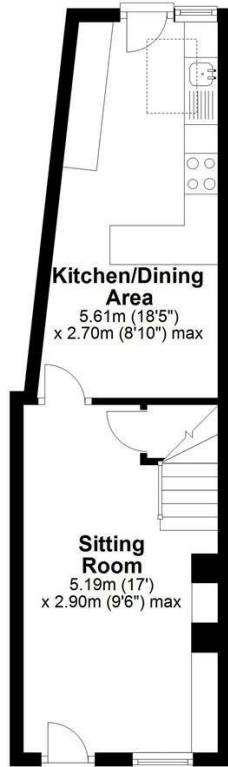
Mains gas, electricity, water and drainage.



75 West End | Kirkbymoorside

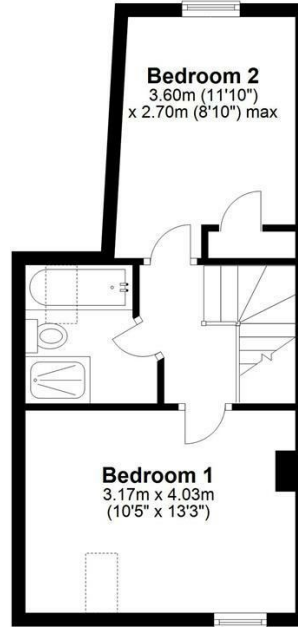
Ground Floor

Approx. 28.7 sq. metres (308.9 sq. feet)



First Floor

Approx. 31.1 sq. metres (335.0 sq. feet)



Total area: approx. 59.8 sq. metres (643.9 sq. feet)
75 West End, Kirkbymoorside

VIEWING

By telephone appointment with the Agents, Pickering Office.

COUNCIL TAX BAND

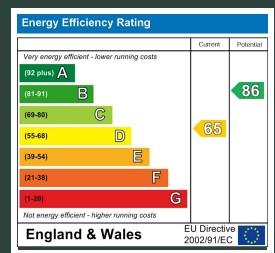
ENERGY PERFORMANCE RATING

D

St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk



boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801