



44 Piercy End | Kirkbymoorside. YO62 6DF

44 Piercy End is a traditional Victorian brick built terrace property offering accommodation on three floors having a wealth of charm and character throughout together with good sized garden to the rear. The property is situated just off Kirkbymoorside town centre therefore being within easy reach of all local amenities and recreational facilities which the town offers as well as being within the catchment area of Ryedale Secondary School and Welburn Hall Special Education School.

Guide Price £335,000



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Reception Hallway

Front door with glazed panel over; tiled flooring, stairs to first floor landing, central heating radiator, partial wall tiling to dado height, coving to ceiling.

Sitting Room

14'5" x 13'7" (4.39m x 4.14m)

Having double glazed sash bay to the front elevation with window seat and panelling, attractive feature fireplace with multi burning stove, two central heating radiators, solid bamboo flooring, coving to ceiling.

Dining Room

15'4" x 13'5" (4.67m x 4.09m)

Having feature fireplace, tiled hearth, multi burning stove, wall mounted ladder style radiator, window to the rear elevation, understairs storage cupboard, coving to ceiling and additional radiator and tiled flooring.

Kitchen

7'11" x 11' (2.41m x 3.35m)

Comprising Belfast sink, wood block work surfaces, base units incorporating drawer compartments with tiled splash backs, shelving, two windows and velux window, Leisure range cooker, door to outside.

First Floor Landing

With walk in cupboard, stairs to attic room, wooden flooring, window, central heating radiator.

Bedroom Three/ Snug

8'6" x 9'9" (2.59m x 2.97m)

Wooden flooring and central heating radiator, sash window to the front elevation and coving to ceiling.

Bedroom One

14'3" x 13'7" (4.34m x 4.14m)

With sash window to the front elevation, wooden flooring, coving to ceiling, central heating radiator.



Bedroom Two

9'2" x 13'5" (2.79m x 4.09m)

Cupboard housing wall mounted boiler, window to the rear elevation, central heating radiator and wooden flooring.

Bathroom

Comprising panelled bath with shower unit over, pedestal wash hand basin, low flush w.c., central heating radiator, partial wall tiling, window and coving to ceiling.

Stairs to Attic Room

Large, versatile space currently comprising sitting area, bedroom and ensuite.

Sitting Area: With radiators, two double glazed velux windows, exposed timbers to ceiling, wooden flooring.

Bedroom with wooden flooring.

Ensuite, comprising shower cubicle with shower unit and shower rose, wash hand basin with cupboard below, low flush w.c., partial wall tiling. Built in storage cupboard.

Outside

Rear courtyard with outbuildings, steps and pathway lead to large garden which is detached from the property having grassed area, various trees and shrubs, fruit trees, covered seating area, a range of outbuildings, most of timber construction.

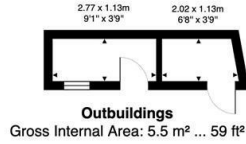
Services

Mains gas, electricity, water and drainage.



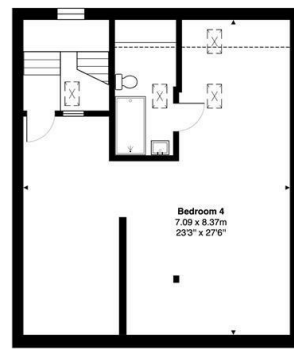
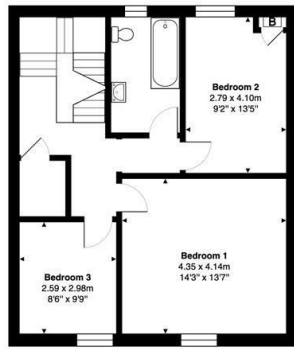
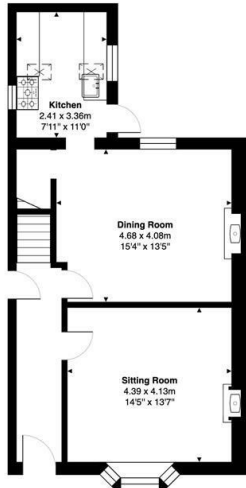
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Gross Internal Area: 178.7 m² ... 1924 ft² (excluding outbuildings)

All measurements are approximated for display purposes only and should be independently verified
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VIEWING

By appointment with the Pickering Office. Tel: 01751 472724.

COUNCIL TAX BAND

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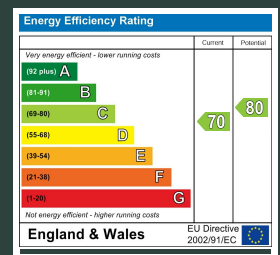
ENERGY PERFORMANCE RATING

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