



39 West End | Kirkbymoorside, YO62 6AD.

An attractively presented cottage within walking distance of the market town centre; an ideal first time buy or investment opportunity. The interior has been designed to provide an air of spaciousness having a large living and dining space on the ground floor and matching open plan double bedroom with dressing area and bathroom on the first floor. The back door allows access to an area where refuse bins are stored and washing can be hung. The cottage has a separate walk-in stone outbuilding, its ideal for extra storage and bikes. The two storey cottage faces onto West End and has an appealing rendered front elevation.

Internally the cottage has been renovated to an excellent specification to provide comfortable and well appointed accommodation with a good standard of fittings and finish to include full central heating



Guide Price £125,000

BoultonCooper

BC
Est. 1804



LIVING ROOM

15'3" x 16'8" (4.65 x 5.08)

WITH KITCHEN/DINER.

Yorkshire sliding sash window, part panelled and part glazed front door, open joist ceiling. Fire recess with wood surround, built in cupboard housing free standing fridge. Staircase to first floor with newel post, balusters and handrail. Ceramic tiled floor, central heating radiator, partial wood panelling to walls, side door to passage way which gives access to outside storage. Modern kitchen fittings with stainless steel sink unit, range of floor units with cupboards, drawers and work surface over. Built in oven and four ring hob, plumbing for automatic washing machine.

FIRST FLOOR

OPEN PLAN BEDROOM

15'9" x 16'8" (4.80 x 5.08)

Spacious open plan double bedroom with DRESSING AREA. small pane double glazed casement window to the front elevation, several built in wardrobes, cupboard housing wall mounted boiler. Further built in wardrobes with storage shelves and cupboard. Two central heating radiators.



EN SUITE BATHROOM

Modern panelled bath with tiled walls, shower fitting above with shower panel, wash basin and w.c., all in white.

Stainless steel towel rail/radiator, window and cottage style door

EXTERIOR

There is no garden with the property. A right of way leads to a useful OUTDOOR STORE

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage. Gas fired central heating.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC will be available to view at our Pickering Office.



39 West End | Kirkbymoorside

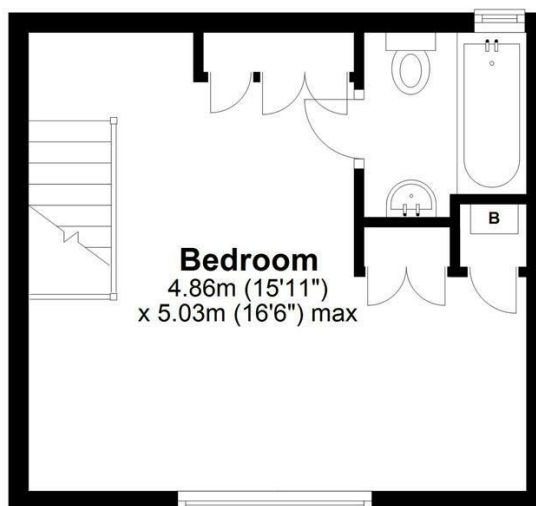
Ground Floor

Approx. 23.3 sq. metres (250.3 sq. feet)



First Floor

Approx. 23.3 sq. metres (250.3 sq. feet)



Total area: approx. 46.5 sq. metres (500.5 sq. feet)

39 West End, Kirkbymoorside

VIEWING

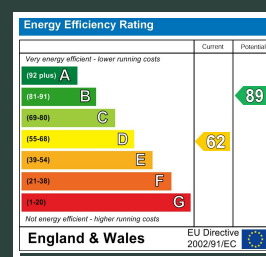
Strictly By Appointment with the agents.

COUNCIL TAX BAND

A

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