



25 Market Place | Kirkbymoorside, York

A charming Grade II Listed three storey building comprising ground floor retail shop (formerly Kirkbymoorside Post Office) with three bedroom maisonette over, situated in the heart of the town.

- Approx. 1100 sq.ft of ground floor retail and office space
- Three double bedrooms and family bathroom on the second floor
- Roof garden, and adjoining garage
- Kitchen, living room and dining room on the first floor
- Significant scope for further development and a variety of uses, subject to the necessary permissions
- Central location in the heart of the busy market town of Kirkbymoorside

Guide Price £295,000



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ON THE GROUND FLOOR

MAIN RETAIL AREA

13' x 15'5" (3.96m x 4.70m)

With entrance door, former dispensing office and retail area, and front aspect timber framed window.

OFFICE 1

11'7" x 12'2" (3.53m x 3.71m)

OFFICE 2

12'3" x 12'1" (3.73m x 3.68m)

FORMER SORTING OFFICE

23'4" x 14'2" (7.11m x 4.32m)

Integral door to adjoining garage.

2 No. CLOAKROOMS

REAR HALL & KITCHENETTE

22'5" x 5' (6.83m x 1.52m)

ENTRANCE HALL TO THE MAISONETTE

TO THE FIRST FLOOR

LANDING

KITCHEN

13'4" x 12'9" (4.06m x 3.89m)

Fitted with a range of base and wall mounted units with work surfaces over, single under counter oven with hob over, plumbing for a dishwasher, 1 & 1/2 bowl sink and drainer with mixer taps over, tiled splash back. Side aspect uPVC double glazed window, 'Logic +' gas-fired boiler and timber framed door to:

ROOF GARDEN

With fenced boundary.

DINING ROOM

10'10" x 12'3" (3.30m x 3.73m)

Rear aspect window.

SITTING ROOM

13'6" x 20'3" (4.11m x 6.17m)

With 3 no. front aspect sash windows, electric fire with timber surround and tiled slips, built-in shelves. and radiator.

TO THE SECOND FLOOR

LANDING

BEDROOM 1

13'6" x 9'10" (4.11m x 3.00m)

Front aspect timber framed window, radiator.





BEDROOM 2

13'3 x 9'10 (4.04m x 3.00m)

Front aspect timber framed window, radiator.

BATHROOM

A four-piece suite comprising panelled bath, corner shower cubicle, low flush wc, and pedestal wash hand basin. Part-tiled walls, towel radiator, and rear aspect opaque uPVC double glazed window.

BEDROOM 3

13'2 x 13'7 (4.01m x 4.14m)

Rear aspect uPVC double glazed window, radiator, and access to the loft ladder to the 3rd floor.

EN-SUITE CLOAKROOM

With low flush wc and pedestal wash hand basin.

OUTSIDE

Pedestrian access to the rear for waste disposal, and access to:

GARAGE

12'1 x 16'2 (3.68m x 4.93m)

With up and over door. Vehicular access on to Tinley Garth.

SERVICES

Mains electricity, gas, water and drainage. Gas-fired central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession upon completion.

VIEWING

Strictly by appointment with the Agents: 01751 472724.

DIRECTIONS

From our Pickering office, proceed westbound on the A170 towards Kirkbymoorside. At the main roundabout in Kirkbymoorside take the third exit on to Piercy End and continue as the road becomes the Market Place. No.25 can be found on your left hand side, clearly identified by our BoultonCooper 'For Sale' board. Postcode: YO62 6AA.

COUNCIL TAX BAND

We are verbally informed the property lies in Band TBC. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

BUSINESS RATES

Any prospective purchaser is asked to check with the Valuation Office Agency to confirm the current rateable value of the premises.

ENERGY PERFORMANCE RATING

Exempt as a Grade II Listed building.



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VIEWING

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COUNCIL TAX BAND

TBC

ENERGY PERFORMANCE RATING

Exempt as a Listed property.



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BC
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