



21 Dale End | Kirkbymoorside, YO62 6EE

Attractive and spacious end terraced home situated within walking distance of Kirkbymoorside town centre. Well presented accommodation with a range of lovely internal features including high ceilings, deep skirting boards, traditional style doors and individual fireplaces. The accommodation comprises reception hallway, sitting room with feature fireplace, spacious dining

room with feature fireplace, kitchen, utility room; first floor landing, two good sized bedrooms, bathroom and separate w.c.; second floor landing and three good sized bedrooms and staircase leading to attic space. The house also benefits from a cellar. Outside useful brick outbuilding with belfast sink and wall mounted boiler; additional workshop with double doors and light and power, attractive good sized gardens and small store.



Guide Price £355,000

BoultonCooper

BC
Est. 1801

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RECPETION HALLWAY

With covered central heating radiator, stairs to first floor landing, part wood panelling to walls, door to cellar. (Stairs gives access to good sized cellar).

SITTING ROOM

16'0" x 12" (4.88m x 3.66m)

Beautiful individually designed stone fireplace with slate hearth and multi burning stove; central heating radiator and coving to ceiling, double glazed bay window to the front elevation.

DINING ROOM

16'0" x 8'10" (4.88m x 2.69m)

With feature ornate fireplace, tiled hearth, central heating radiator, coving to ceiling, double glazed window to the rear elevation.

KITCHEN

12'9" x 10'3" (3.89m x 3.12m)

Comprising single drainer sink unit, work surfacing, base units, drawer compartments, welsh dresser with fitted cupboards and display cabinets.

Additional free standing unit with cupboards, drawers and shelving. Aga cooker. Built in floor to ceiling cupboard. Single glazed window, Door to the utility.

UTILITY ROOM

6'0" x 5'6" (1.83m x 1.68m)

with plumbing for automatic washing machine and dishwasher, door to porch, walk in pantry.

SIDE PORCH WITH DOOR TO OUTSIDE

FIRST FLOOR

GALLERIED LANDING

Central heating radiator, stairs to second floor landing. Area with wash hand basin.

BEDROOM ONE

14'2" x 12'2" (4.32m x 3.71m)

With double glazed window to front elevation, coving to ceiling, central heating radiator.

BEDROOM TWO

15'11" x 8'8" (4.85m x 2.64m)

With central heating radiator, double glazed window to the rear elevation, coving to ceiling.



BATHROOM

Comprising panelled bath, shower cubicle with shower unit, pedestal wash hand basin, window to the rear elevation, tiled splash-backs., airing cupboard with shelving.

SEPARATE W.C.

With low flush w.c, double glazed window.

SECOND FLOOR LANDING

With door off leading to staircase giving attic storage.

BEDROOM THREE

13'10" x 12" (4.22m x 3.66m)

With exposed timber beam to ceiling, double glazed window to the front elevation, central heating radiator.

BEDROOM FOUR

15'8" x 8'9" (4.78m x 2.67m)

With exposed timber beam to ceiling, central heating radiator, double glazed window.

BEDROOM FIVE

12'0" x 10'4" (3.66m x 3.15m)

With fitted cupboard having hanging space

and cupboard above, central heating radiator, double glazed window to rear elevation.

OUTSIDE

Yard to rear with OUTBUILDING with wall mounted boiler and belfast sink and toilet.

WORKSHOP with double skin brick and block with light and power and double doors.

Pathway leads to a good sized rear garden and patio with laid lawn with flower/shrub borders various other trees and shrubs and additional small garden store.

N.B.

Access across the rear for neighbouring property.

SERVICES

Mains Gas, electricity, water and drainage are connected.



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Total area: approx. 207.4 sq. metres (2232.0 sq. feet)
21 Dale End, Kirkbymoorside

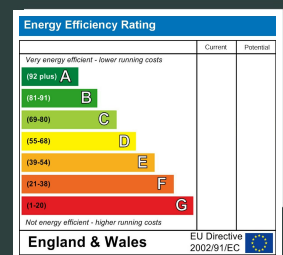
VIEWING

By telephone appointment with the Agents, Pickering Office. Tel: 01751 472724

COUNCIL TAX BAND

Band D

ENERGY PERFORMANCE RATING



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