



78 West End | Kirkbymoorside, York, YO62 6AF

Located within a short walk of the town centre this terraced cottage offers accommodation over 3 floors. Retaining original features including beamed ceilings and Yorkshire sliding double glazed windows with window seats. The accommodation comprises, sitting room with dining area, kitchen, first floor bedroom and bathroom, second floor attic room and ensuite shower room. There is a block paved area to the rear with pedestrian access onto Tinley Garth.

Kirkbymoorside is a traditional market town set on the edge of the North York Moors and offers a wide variety of shopping and recreational activities.

Viewing Recommended.

Guide Price £180,000



BoultonCooper

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Est. 1804



Accommodation Comprises

Entrance Door

Leads to Sitting room and dining area.

Sitting room with dining area

17'4" x 9'8" (5.28m x 2.95m)

With wall mounted electric fire, built in cupboard, Yorkshire sliding double glazed window to the front elevation with window seat, exposed timbers to ceiling, central heating radiator.

Walk in Pantry/Utility Room

With tiled flooring, shelving and plumbing for automatic washing machine and dishwasher.

Kitchen

5'5" x 5'3" (1.65m x 1.60m)

Single drainer sink unit set within

rolled edge work surfaces with mixer tap over, built in oven, four ring and extractor canopy, wall and base units incorporating drawer compartments with tiled splash backs. Yorkshire sliding double glazed window to the rear elevation, tiled flooring, door to outside.

First floor

Landing

With shelving and window. Stairs to second floor attic bedroom.

Bedroom One

11'1" x 12'2" (3.38m x 3.71m)

Yorkshire sliding double glazed window to the front elevation with window seat, built in cupboard and drawers, exposed timbers to ceiling and central heating radiator.



Bathroom

Comprising kidney shaped bath with shower rose over, wash hand basin with cupboards below, low flush w.c., partial wall tiling, tiled flooring, central heating radiator and double glazed window.

cupboards below, low flush w.c., chrome heated towel rail, partial wall tiling and exposed timbers.

External

To the rear, steps lead to small block paved area with garden shed. The property also has shared pedestrian access to the rear from Tinley Garth.



Attic Bedroom

14'4" x 14'7" (4.37m x 4.45m)
With Yorkshire sliding double glazed window to the front elevation, vaulted ceiling with exposed timbers, central heating radiator, shelving, cupboard and spot lighting.

Rear access across number 80 West End is shared with this property and one other. On street parking is available within the vicinity of the property.



En Suite Shower Room

Comprising shower cubicle with shower unit and shower rose, wash hand basin with

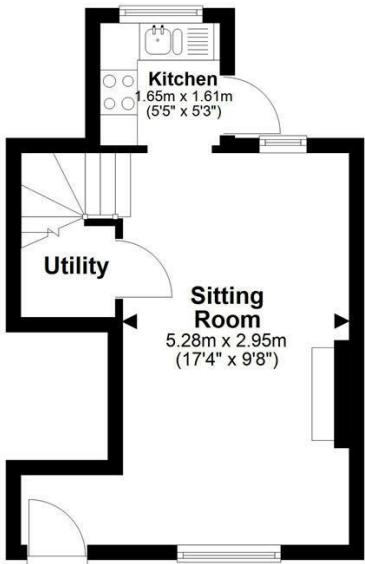
Services

Mains electricity, gas, water and drainage are connected.

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Ground Floor

Approx. 23.7 sq. metres (255.0 sq. feet)



First Floor

Approx. 23.3 sq. metres (251.2 sq. feet)



Second Floor

Approx. 23.3 sq. metres (251.2 sq. feet)



Total area: approx. 70.4 sq. metres (757.4 sq. feet)

78 West End, Kirkbymoorside

VIEWING

Strictly by appointment with the agents

COUNCIL TAX BAND

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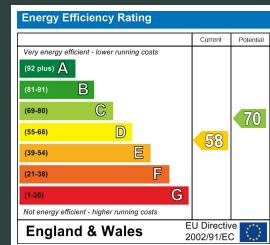
ENERGY PERFORMANCE RATING

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

t: 01751 472724

e: pickering@boultoncooper.co.uk



boultoncooper.co.uk



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