

Mill View, 1, West Ville Mews, Kirkbymoorside. YO62 6HW

An attractive stone built character cottage offering immaculately presented accommodation throughout which has been modernised to a high specification.

The accommodation comprises 'open plan' kitchen diner and living area, first floor landing, master bedroom with built in wardrobes, guest bedroom and refitted shower room.
Externally there is a low maintenance front garden, parking and a garage.

The property is situated within a peaceful private courtyard which lies just off the market town centre.

Kirkbymoorside is a traditional market town set on the edge of the North York moors and offers a good range of shopping and leisure facilities.





Guide Price £225,000

BoultonCooper

BC Est. 1801

1 West Ville Mews | Kirkbymoorside







Accommodation Comprises

Entrance Door
Leads to open plan dining kitchen and living area.

Open plan dining kitchen and living area
Dining Kitchen: Comprising a good range of quality ftted wall and base units incorporating drawer compartments, stainless steel single drainer sink unit with mixer tap over, rolled edge work surfaces, tiled splash backs and tiled window sill, plumbing for dishwasher and automatic washing machine.

Living Area: With log burner and hearth, bow window to the front elevation, central heating radiator, stairs to first floor landing.

First Floor:
Landing.

Bedroom One
With built in wardrobes, central heating radiator, double glazed skylight window, double glazed and window to the front elevation.

Bedroom Two
With central heating radiator and window to the front elevation.

BC
Est. 1801



Re-fitted Shower Room
Comprising double shower cubicle with shower unit and wall boarding, vanity unit with inset wash hand basin with mixer tap over and cupboards below, low flush w.c., chrome heated towel rail, double glazed skylight window and tiled flooring.



Outside
Externally there is a low maintenance front garden, parking and a garage.



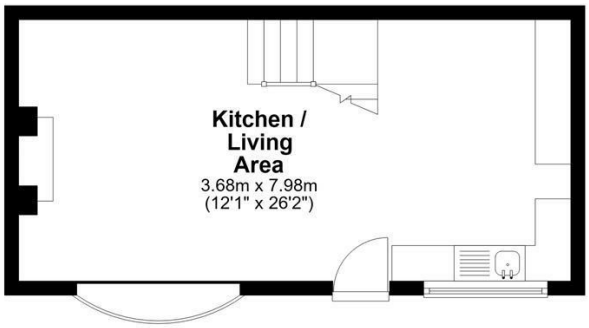
Services
Mains electricity, gas, water and drainage are connected. High speed broadband is available.

Note
There is access across the yard for pedestrians and vehicles for the neighbouring properties.

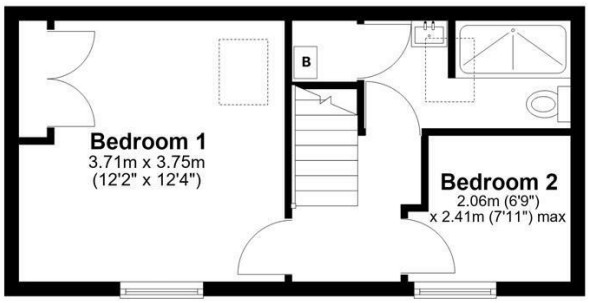
BC
Est. 1801

1 West Ville Mews | Kirkbymoorside

Ground Floor
Approx. 28.9 sq. metres (311.3 sq. feet)



First Floor
Approx. 28.5 sq. metres (306.7 sq. feet)



Total area: approx. 57.4 sq. metres (618.0 sq. feet)

1 West Ville Mews, Kirkbymoorside

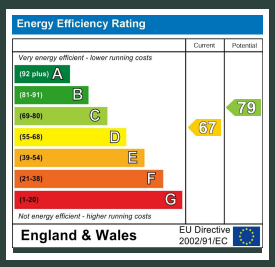
VIEWING

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

COUNCIL TAX BAND

ENERGY PERFORMANCE RATING

D



St Georges House 39 Market Place, Pickering, YO18 7AE
t: 01751 472724
e: pickering@boultoncooper.co.uk

boultoncooper.co.uk

RICS® Regulated by RICS

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