



17 Howe End | Kirkbymoorside YO62 6BE

An attractive three storey cottage situated in the popular market town of Kirkbymoorside within easy walking distance of the market place and lending itself as an ideal holiday let, lock up and leave. The cottage has a wealth of charm and character throughout with internal viewing highly recommended. The accommodation comprises

entrance porch, spacious sitting room and kitchen on the ground floor with first floor accommodation comprising landing, two bedrooms and shower room; stairs lead to attic room on the second floor.. To the outside there is a small rear yard. On street parking only.



Guide Price £159,000

BoultonCooper

BC
Est. 1804

17 Howe End | Kirkbymoorside



PORCH

With cupboard housing meters and storage area; tiled flooring and door with stained glass feature leads to:

SITTING ROOM

15'3" max x 11'10" max (4.65m max x 3.61m max)

With staircase to first floor landing, exposed timbers, feature fireplace with stone surround, wooden mantle with tiled inset and coal effect gas fire and tiled hearth; sash windows to front and side elevation with window seat, central heating radiator. Door to:

KITCHEN

9'9" max x 8'11" (2.97m max x 2.72m)

Housing a range of units including single drainer sink unit set within roll edged worksurfaces with mixer tap over; further wall and base units incorporating drawer compartments, tiled splash-backs; electric cooker point, part wood panelling to walls, spot lights, central heating radiator and door to:

LEAN TO

6'10" max x 5'6" (2.08m max x 1.68m)

With double glazed windows, door to outside, tiled flooring, new (2023) wall mounted central heating boiler. central heating radiator.

FIRST FLOOR LANDING

With stairs to the second floor.





BEDROOM ONE

11'10" x 10'62 (3.61m x 3.05m)

Laminate flooring, window to the front elevation with window seat. Window to side elevation. Central heating radiator.

BEDROOM TWO

11'10" x 6'0" (3.61m x 1.83m)

With central heating radiator, built in wardrobe, window to the rear elevation. Laminate flooring.

SHOWER ROOM

Which has been re-fitted and comprises shower cubicle with shower rose; wash hand basin with mixer tap with wood block surface, low flush w.c., wall tiling, tiled windowsill, window to the rear elevation.

ATTIC ROOM

11'11" max x 6'0" min plus bay window (3.63m max x 1.83m min plus bay window)

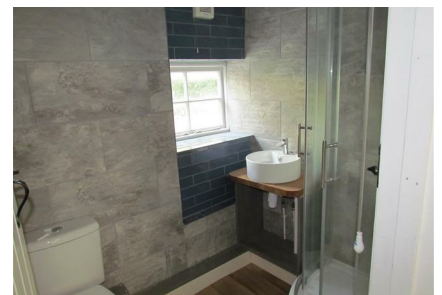
With window to the front elevation, central heating radiator. Laminate flooring.

OUTSIDE

Small rear yard.

SERVICES

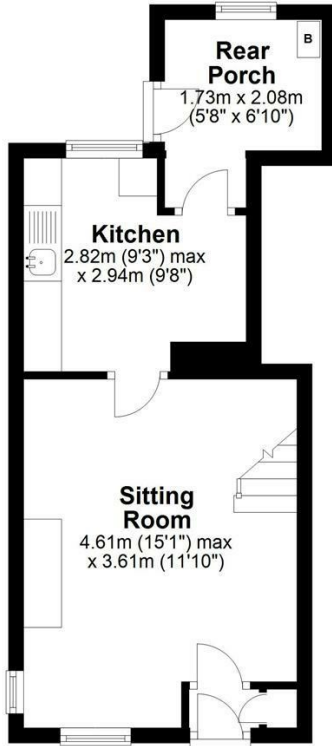
Mains electricity, gas, water and drainage are connected.



17 Howe End | Kirkbymoorside

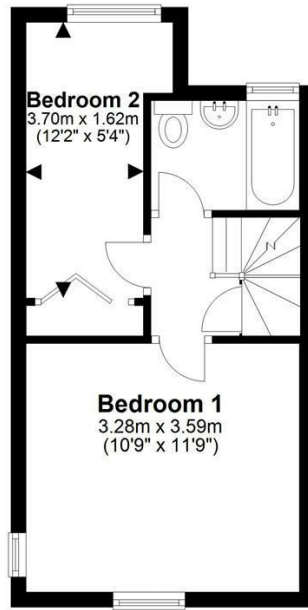
Ground Floor

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



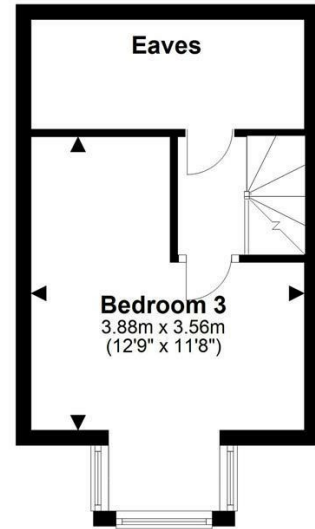
First Floor

Approx. 25.5 sq. metres (274.0 sq. feet)



Second Floor

Approx. 21.2 sq. metres (227.8 sq. feet)



Total area: approx. 75.5 sq. metres (813.1 sq. feet)

17 Howe End, Kirkbymoorside

VIEWING

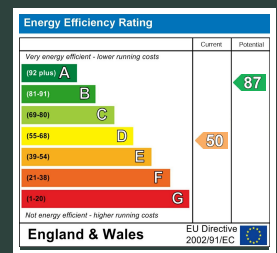
By telephone appointment through the Agents Pickering Office. Tel: 01751 472724.

COUNCIL TAX BAND

C

ENERGY PERFORMANCE RATING

E



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