



4 Howe End | Kirkbymoorside YO62 6BD

Number 4 Howe End is a mid-terrace cottage offering accommodation over three floors which is situated just off the Market Place of Kirkbymoorside. The ground floor accommodation has commercial usage with the residential flat over comprising bedroom and bathroom on the first floor whilst on the second floor there is an open plan kitchen and

sitting room. The property enjoys the benefit of central heating. Externally there is a small yard area.

Howe End is situated just off the Market Place so is close to all local amenities and recreational facilities which the market town of Kirkbymoorside offers.



Guide Price £120,000

4 Howe End | Kirkbymoorside



Entrance Door leads to:

Reception Area

10'11" x 8'4" (3.33m x 2.54m)

Stairs to first floor landing, central heating radiator, double glazed window to front elevation.

Rear Reception Room

12'5" x 7'5" (3.78m x 2.26m)

Recently utilized as a treatment room.

Single drainer sink unit, rolled edge work surfaces, wall and base units, central heating radiator, window and door to outside.

First Floor Landing

Bedroom

12'4" x 8'7" (3.76m x 2.62m)

With two built in cupboards, window to the front elevation, central heating radiator.

Bathroom

Panelled bath with shower unit over, pedestal wash hand basin, low flush w.c and window.

Stairs to Second Floor





Open Plan Sitting Room/Kitchen

19' x 12'6" max 8'5" min (5.79m x 3.81m max 2.57m min)

Window to the front elevation.

Kitchen to the rear comprising single drainer sink unit, rolled edge work surfaces, base units, drawer compartments, plumbing for automatic washing machine, window to the rear elevation and central heating radiator.

Outside

Small rear yard.

Services

Mains electricity, gas, water and drainage are connected.

Energy Performance Certificate

The Residential premises (flat) lies in Band D.

The ground floor Commercial premises lies in Band C.

Council Tax

The residential flat lies in Band A.

The ground floor area which has commercial usage will be separately assessed with business rates.

Prospective purchasers are advised to speak with the local council to have the information confirmed.

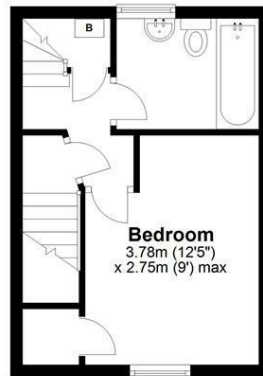
LOCAL AUTHORITY

Ryedale District Council, Ryedale House, Malton. Tel: 01653 600666.

4 Howe End | Kirkbymoorside

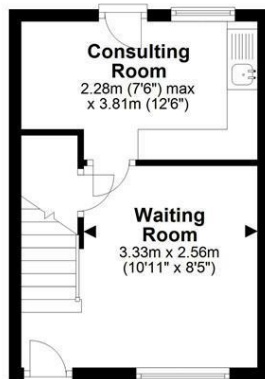
First Floor

Approx. 22.3 sq. metres (239.7 sq. feet)



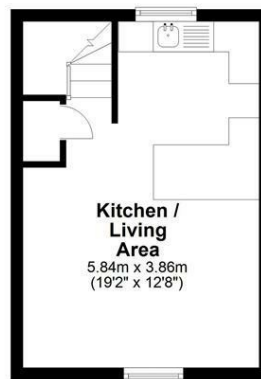
Ground Floor

Approx. 22.3 sq. metres (239.7 sq. feet)



Second Floor

Approx. 22.3 sq. metres (239.7 sq. feet)



Total area: approx. 66.8 sq. metres (719.0 sq. feet)

4 Howe End, Kirkbymoorside

VIEWING

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

COUNCIL TAX

ENERGY PERFORMANCE RATING

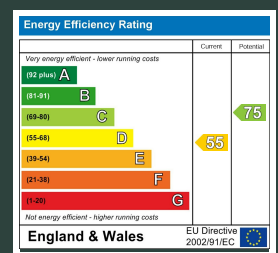
The residential premises (flat) lies in Band D.

The ground floor which has commercial usage lies in Band C.

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