



29 West End | Kirkbymoorside, York, YO62 6AD

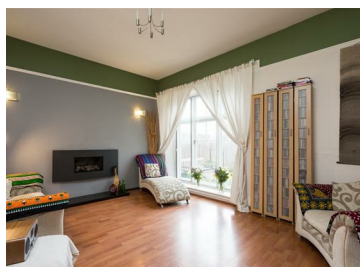
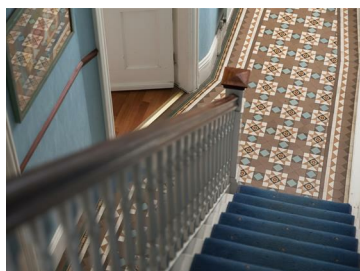
A spacious and well presented town house which offers versatile accommodation together with off road parking and garage. Ideally located just off the main market place within a short walk of the towns shops and facilities. The accommodation is arranged over three floors retaining many original features together with quality fittings to kitchen and bathroom and the spacious attic

rooms makes an ideal fifth bedroom with latch door to hobby/craft area. Accommodation Comprises: Entrance Hallway, Sitting Room, Dining Room, Breakfast Kitchen and cloakroom. To the first floor; Four Double bedrooms and luxury fitted bathroom. To the second floor there are two attic rooms. There is a rear courtyard garden area and vehicle access to garage.



Guide Price £325,000

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Entrance Door

Leads to:

Porch

Having mosaic flooring, door to hallway.

Reception Hallway

With mosaic flooring, stairs to first floor landing, understairs storage cupboard.

Dining Room

15'1" x 12'3" (4.60m x 3.73m)

With attractive marble fireplace having surround and hearth, coal effect gas fire, large bay window to the front elevation with wood panelling below, laminate flooring, central heating radiator, picture rail, coving to ceiling, deep skirting board and central heating radiator.

Sitting Room

16'7" x 12'4" (5.05m x 3.76m)

Having wall mounted gas fire, french doors which give access to rear courtyard, laminate flooring, central heating radiator, picture rail.

Breakfast Kitchen

21'6" x 9'6" (6.55m x 2.90m)

Comprising single drainer sink unit with mixer tap

over set within rolled edge work surfaces, extensive range of wall and base units and larger units, drawer compartments, and breakfast bar.

Plumbing for automatic washing machine, chimney breast with tiled inset, wooden mantle, space for cooker, built in microwave, tiled flooring, two windows to the side elevation, stable door to outside, central heating radiator, double glazed velux window,

Cloakroom

Comprising pedestal wash hand basin, low flush w.c., chrome heated towel rail, tiled flooring, wall mounted boiler.

First Floor

Landing

With picture and dado rail.

Window to the front elevation, central heating radiator, door leading to second floor landing.

Bedroom One

15'1" x 12'4" (4.60m x 3.76m)

With large bay window to the front elevation, wood panelling below, picture rail and central heating radiator.



Bedroom Two

12'4" x 10'6" (3.76m x 3.20m)

With large bay window to the front elevation, wood panelling below, built in cupboard with glass doors, further built in cupboard having shelving.

Central heating radiator.

Bedroom Three

12'6" x 9'9" (3.81m x 2.97m)

Secondary double glazed window to the rear elevation, central heating radiator.

Bedroom Four

11'7" x 9'1" (3.53m x 2.77m)

Laminate flooring, secondary double glazed window to the rear elevation, coving to ceiling, central heating radiator.

Luxury Fitted Bathroom

Double shower cubicle with shower unit and shower rose, Villeroy & Boch wash hand basin with drawer below and stemmed, low flush w.c., sash window, built in airing cupboard housing hot water cylinder.

Second Floor Landing

Attic Bedroom/Bedroom Five

14'3" x 11'4" (4.34m x 3.45m)

With under eaves storage, window to the rear elevation and exposed beams, door through to second attic room

Attic Room/Hobby Area

14'4" x 9'6" (4.37m x 2.90m)

With laminate flooring, window to the rear elevation, exposed beams and under eaves storage.

Small hatch door leads to what could be used as a HOBBY AREA for model railway etc.

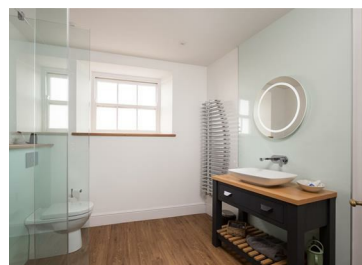
Outside

There is courtyard garden to the rear which is south facing and enclosed with wrought iron railings and gate.

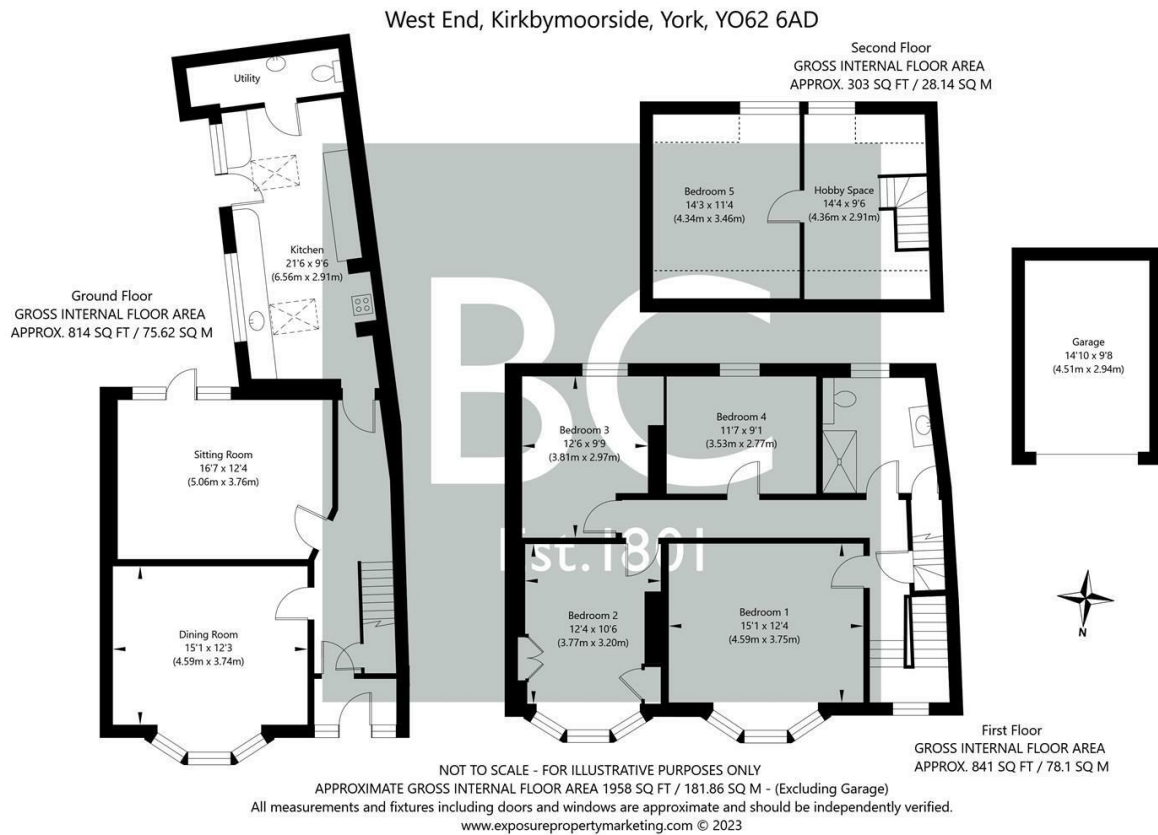
GARAGE 14'10" X 9'8".

Services

Mains electricity, gas, water and drainage are connected.



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VIEWING

Strictly By Appointment with the agents

COUNCIL TAX BAND

E

ENERGY PERFORMANCE RATING

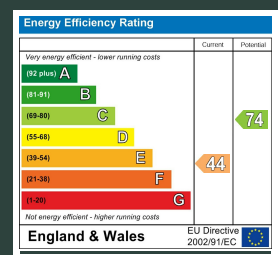
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St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk

boultoncooper.co.uk



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