



## 77 West End | Kirkbymoorside YO62 6AD

A charming stone built cottage having a wealth of character and retaining many original features which has been lovingly and sympathetically renovated to a very high specification; features include exposed timbers, exposed stone wall areas, original stove, built in salt box and window seat in the sitting

room and bespoke internal board doors. The accommodation comprises attractive sitting room, spacious breakfast kitchen and solid pine staircase leading to first floor which has two bedrooms and shower room. Externally there is a rear garden with patio and lawned area.



**Guide Price £199,950**

**BoultonCooper**

**BC**  
Est. 1804

# 77 West End | Kirkbymoorside



## ENTRANCE DOOR

Leads to:

## SITTING ROOM

17'3" max x 15'0" min x 9'5" (5.26m max x 4.57m min x 2.87m)

With flagged stone flooring and underfloor heating, cast iron Yorkshire Range is operational and smoke free, salt box and small built in cupboard set within chimney breast; exposed timbers, exposed stone wall, downlighting and wall lighting, window seat to the front elevation; fixed seat with storage under. Understairs storage cupboard, solid pine staircase, window to the front elevation and latch door leading to:



## SPACIOUS DINING KITCHEN

18'7" x 9'2" (5.66m x 2.79m)

Exposed timbers, exposed stone wall, tiled underfloor heating, downlighting, stainless steel single drainer sink unit set in worktops with upstands, built in oven and four ring gas hob, extractor canopy with splash-back; breakfast bar, double glazed skylight window, double glazed window to the rear elevation. plumbing for automatic washing machine and dishwasher; Central vac system located within the sink unit with compact pump unit; door to outside.

## FIRST FLOOR LANDING

With access to roof space which is boarded out for storage, exposed timbers.



### **BEDROOM ONE**

12'8" x 8'3" (3.86m x 2.51m)

With built in wardrobe with hanging shelf and railing, downlighting, radiator and window to rear elevation.

### **BEDROOM TWO**

9'6" x 8'8" (2.90m x 2.64m)

Exposed timbers, central heating radiator, window to the front elevation.

### **NEWLY FITTED SHOWER ROOM**

With double shower cubicle and shower rose; tiled splash-backs, wash hand basin with cupboard below and mixer tap over set within work surface; low flush w.c.; tiled splash-backs. Exposed brick wall. Chrome heated towel rail.

### **OUTSIDE**

The rear garden will have patio area and laid lawn.

### **SERVICES**

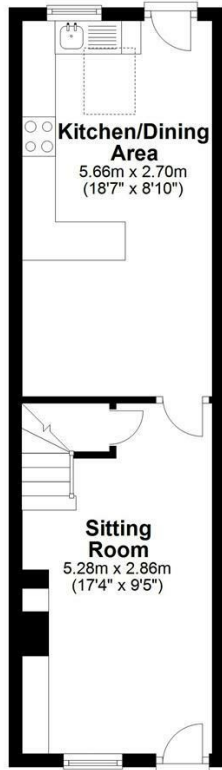
Gas, electricity, water and drainage.

Gas fired central heating.

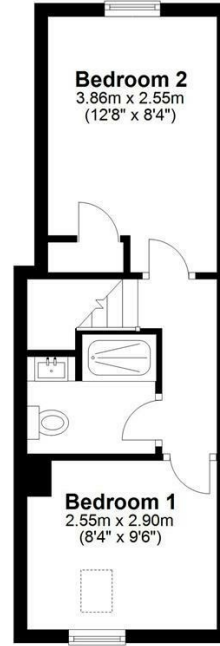


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**Ground Floor**  
Approx. 31.6 sq. metres (339.9 sq. feet)



**First Floor**  
Approx. 25.2 sq. metres (271.0 sq. feet)



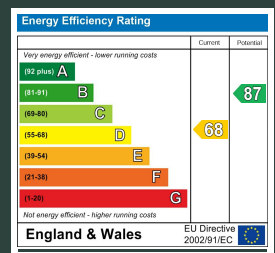
Total area: approx. 56.8 sq. metres (610.9 sq. feet)  
**77 West End, Kirkbymoorside**

## VIEWING

Type here

## COUNCIL TAX BAND

## ENERGY PERFORMANCE RATING



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