

# ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



**70 WEST END, KIRKBYMOORSIDE, YO62 6AF**

**A typical Yorkshire stone cottage in the heart of this historic Market Town**

**Sitting Room with open fire**

**Kitchen**

**Large Landing**

**Double Bedroom**

**Bathroom**

**Workshop/Store + Log Store**

**Lovely Cottage Garden**

**Gas Central Heating**

**EPC Rating D**

**GUIDE PRICE £160,000**

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747  
Email: rounthwaite-woodhead@btconnect.com

**www.rounthwaite-woodhead.co.uk**

## Description

West End lies just off the main Market Place in Kirkbymoorside and is a street of mainly traditional town houses and small cottages with gardens to the rear. It lies within both the Conservation and Article 4 Areas.

No. 70 West End comprises an inner terrace stone and pantile cottage having great character both inside and out. Features include beamed ceilings, Yorkshire sliding sash windows, an open fire and witching post in the sitting room, window seats, interior doors made from old church floorboards and exposed pitch pine floorboards upstairs. Where and when required, repairs have been carried out using both modern and traditional methods with materials conducive to properties of this period along with eco-friendly clay paint on the walls, all in muted, heritage tones to complement the exposed woodwork. Heating is via a mains gas central heating boiler installed 7 years ago and it is serviced annually.

The quintessentially English cottage garden faces south/west and is packed with an array of plants, climbers and small shrubs and has been gardened organically with wildlife in mind. The pond is well stocked with native pond plants and the rambling rose over the front door (called Seagull) comes into its own during late Spring/Summer months.

What was once the old wash house at the top of the garden has been repointed in lime mortar and now provides valuable storage/workshop space with electricity connected. There is also a useful log/coal store by the back door.

In summary, a much loved first home for the Vendor who is reluctantly moving on but hopeful that the next owner of this delightful cottage will cherish it just as much as they have.

## General Information

Services: Mains gas, electricity and water are connected. Connection to mains drains. Gas fired central heating.

Council Tax: We are informed by Ryedale District Council that this property falls in band B.

Tenure: We are advised by the Vendor that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the agents Messrs Rounthwaite and Woodhead, 26, Market Place. Kirkbymoorside. Telephone: 01751 430034/472800

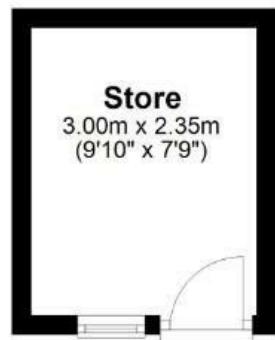
Kirkbymoorside, known locally as 'The Gateway to the Moors' is situated at the foot of the North York Moors National Park along the A170 Thirsk to Scarborough road which offers quick and easy access to neighbouring towns like Pickering and Helmsley, to the east coast and to Malton where there are road and rail links to York and the motorway network beyond. There is a real sense of community in Kirkbymoorside and along with all the every day amenities there is a weekly street market on a Wednesday, a good deli, family butcher, a chemist (that sells fine wines!), library, doctors surgery and 18 hole golf course.



# Accommodation

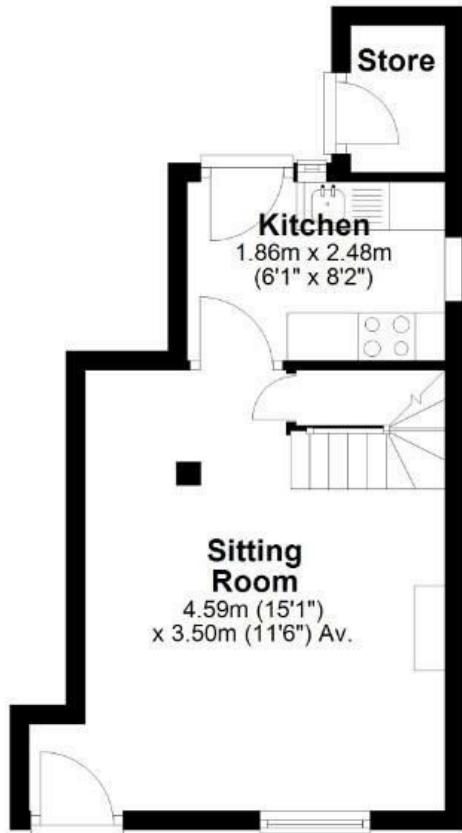
## Ground Floor

Approx. 31.3 sq. metres (336.5 sq. feet)



## Store

3.00m x 2.35m  
(9'10" x 7'9")

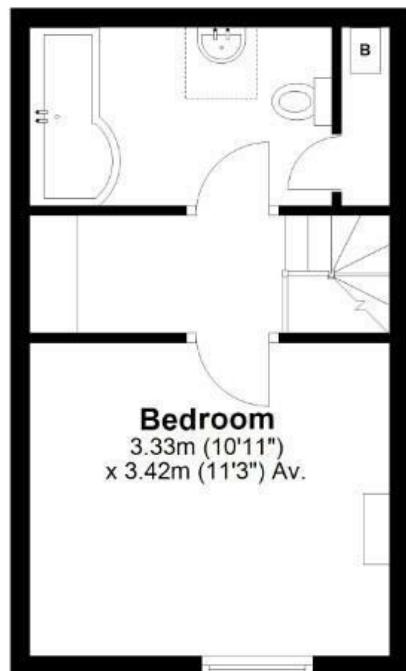


## Sitting Room

4.59m (15'1")  
x 3.50m (11'6") Av.

## First Floor

Approx. 24.6 sq. metres (264.4 sq. feet)



## Bedroom

3.33m (10'11")  
x 3.42m (11'3") Av.

Total area: approx. 55.8 sq. metres (600.9 sq. feet)

## 70 West End, Kirkbymoorside

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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