

# ROUNTHWAITE & WOODHEAD

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**8, HOWE END, KIRKBYMOORSIDE, YORK, YO62 6BD**

**A renovated period cottage in the heart of the town  
with a lovely, sunny courtyard garden**

**Sitting Room**

**Dining Room**

**Kitchen**

**Utility**

**3 Bedrooms**

**Bathroom**

**Good Size Courtyard Garden**

**Useful Outhouse**

**EPC Rating D**

**GUIDE PRICE £215,000**

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747  
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## Description

Running just off the main thoroughfare of this desirable market town, lies Howe End; a street of period houses and cottages likely dating from the early 19th century and located within the Town's conservation area.

Popular with those looking to live close to local amenities No. 8 Howe End comprises a three storey, stone and pantile cottage that in 2018 was completely refurbished to create a comfortable home, presently being used as a weekend retreat/holiday home.

The accommodation has a contemporary feel yet with character having two reception rooms, kitchen and utility on the ground floor, double bedroom and bathroom on the first and a further two bedrooms on the 2nd floor. Windows at the front of the cottage are all Yorkshire sliding sash and are double glazed. During the 2018 refurbishment program plumbing and electrics were replaced and in 2024 the gas central heating boiler was renewed.

A premium feature is the outside space, for unlike other cottages on Howe End, the subject property comes with a sizeable courtyard garden that captures the sun for most of the day and is the perfect spot for container gardening or creating raised beds, all neatly contained within walled boundaries. Within the garden is a useful outhouse for storage.

All day street parking is available close by with no permit necessary.

A 'must see' property, likely to appeal to a wide audience and it comes with no onward chain.

## General Information

Services: Mains water, electricity and gas are connected. Gas central heating.

Council Tax: North Yorkshire Council - awaiting confirmation of banding.

EPC Rating: D

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion. There is no onward chain.

Viewing Arrangements: Strictly by prior appointment through the Agents.

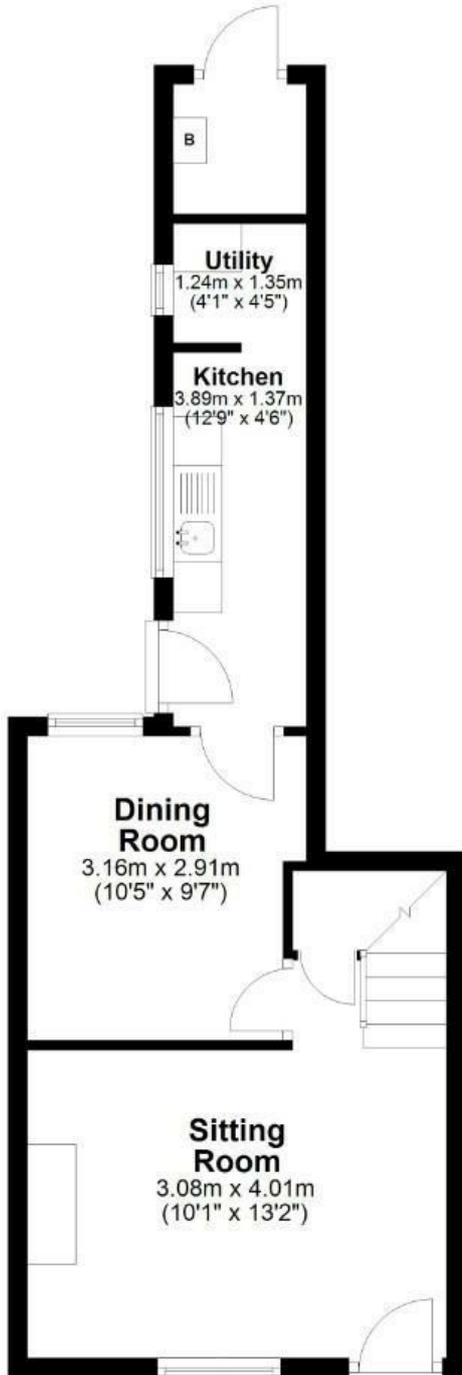
Kirkbymoorside is often referred to as 'The Gateway to the Moors' and is situated at the foot of the North York Moors National Park along the A170 Thirsk to Scarborough road which offers quick and easy access to neighbouring towns like Pickering and Helmsley, to the east coast and to Malton where there are road and rail links to York and the motorway network beyond. Along with all the every day amenities including Post Office, Library, Butchers, Deli, Chemist, well used Memorial Hall there is a weekly street market on a Wednesday.



# Accommodation

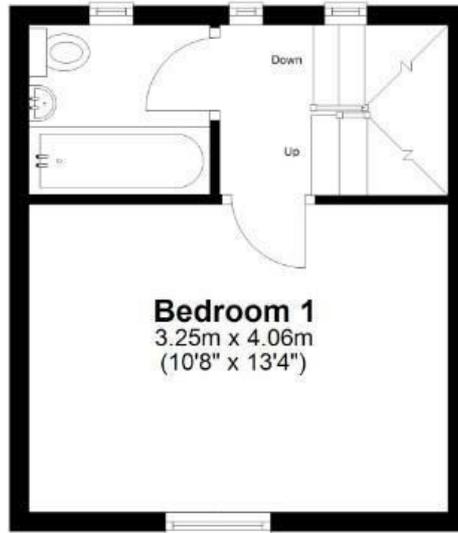
## Ground Floor

Approx. 33.6 sq. metres (361.7 sq. feet)



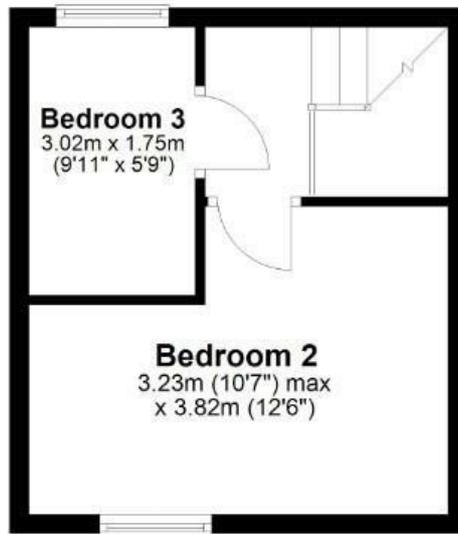
## First Floor

Approx. 21.9 sq. metres (235.8 sq. feet)



## Second Floor

Approx. 21.9 sq. metres (235.8 sq. feet)



Total area: approx. 77.4 sq. metres (833.3 sq. feet)

8 Howe End, Kirkbymoorside

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	66	79

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



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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