



## 54 West End

Kirkbymoorside, YO62 6AF

Offers Around £240,000



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Located on West End in Kirkbymoorside, this beautifully presented double fronted cottage offers a delightful blend of traditional character and modern convenience. As you approach the property, you will be captivated by its quaint exterior, which hints at the warmth and charm that lies within. Upon entering, you are greeted by an inviting interior that showcases exposed beams and traditional style doors, adding a touch of rustic elegance to the home. The living spaces are thoughtfully designed, providing a comfortable atmosphere for both relaxation and entertaining. The modern kitchen is well-equipped, making it a joy for any home cook, while the contemporary bathroom offers a serene retreat for unwinding after a long day with its supersize walk in shower. One of the standout features of this property is the secure parking available to the rear, a rare find in such a central location. This added convenience ensures that you can enjoy the vibrant community of Kirkbymoorside without the hassle of street parking. Situated in the heart of Kirkbymoorside, you will find yourself surrounded by a wealth of local amenities, including shops, cafes, and parks, all within easy reach. This location not only provides a sense of community but also offers easy access to the stunning North York Moors, perfect for those who enjoy outdoor pursuits. In summary, this delightful cottage presents an exceptional opportunity for those seeking a home that combines character, modern living, and a prime location, this property is sure to impress.

- A beautifully presented double fronted cottage
- Two double bedrooms and spacious shower room to the first floor
- Modern kitchen and shower room
- Set in the heart of Kirkbymoorside
- Open plan sitting room/Dining room with multi fuel burning stove
- Ground floor bootroom and laundry room
- Secure parking and lawned garden to the rear
- Some stunning features and beamed ceilings

### Entrance Lobby

With solid wood door to the front aspect and door leading to:

### Sitting room/Dining room

A double aspect room with double glazed bay window to the front aspect and a further window to the front. There is a multi fuel burning stove, TV point, two radiators, feature beams to the ceiling and a traditional style door to the staircase.

### Kitchen

A modern fitted kitchen in white finish with splashback, sink and drainer unit with mixer tap, electric 'Electrolux' oven, gas hob, built in fridge freezer, radiator and UPVC window to the rear.

### Rear Lobby/Bootroom

With tiled flooring, radiator and fitted storage cupboard. Gas 'Ideal' boiler and door leading to the rear garden.

### Pantry/Utility

Tiled flooring, UPVC window to the side aspect and plumbing for washing machine.

### First Floor

Latch style doors to bedrooms and the shower room.

### Bedroom One

A lovely sized room with UPVC window to the front aspect, radiator and feature beams to the ceiling.

### Bedroom Two

Another generous sized room with UPVC window to the front, radiator and TV point.

### Shower Room

A fantastic sized shower room with a large walk in shower with power shower, splashback, low level WC, floating hand wash basin, radiator, part tiled walls, UPVC window to the rear aspect and large storage cupboard. Loft hatch.

### Exterior

The front of the cottage is flush to the kerb with steps to the front door. To the rear is a lovely garden which is mainly set to lawn with patio areas and various plant and flower borders. There is also a useful outdoor store which is perfect for garden furniture and tools.

### Parking

There is a paved and gated parking area to the rear of the property which is assessed off Tingley Garth

### Council Tax Band C

Tel: 07515763622

## Services

Mains connected to gas, water, electric and drainage.



## Road Map



## Hybrid Map



## Terrain Map



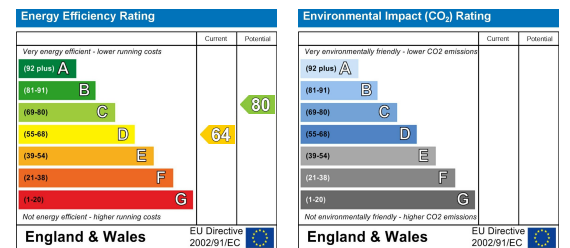
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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