



## 30 West End

Kirkbymoorside, YO62 6AF

Offers Over £200,000



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Nestled in the heart of the charming West End of Kirkbymoorside, this delightful two-bedroom mid-terrace cottage offers a perfect blend of character and modern living. The property boasts light and airy living spaces that are both inviting and comfortable, making it an ideal home for individuals or small families. As you step inside, you will be greeted by a warm atmosphere that highlights the cottage's unique charm. In addition to the main living areas, this property features a versatile rear workshop or office space, perfect for those who work from home or require a dedicated area for hobbies and projects. This added feature enhances the property's appeal, providing flexibility to suit your lifestyle needs. The cottage garden is a delightful outdoor space, offering a tranquil retreat where you can unwind and enjoy the beauty of nature. It is an ideal spot for gardening enthusiasts or simply for enjoying a cup of tea in the fresh air. Situated in a desirable and central location, this property is conveniently close to local amenities, shops, and transport links, making it an excellent choice for those seeking a vibrant community atmosphere. With its charming character, practical features, and prime location, this cottage is a wonderful opportunity for anyone looking to embrace the idyllic lifestyle that Kirkbymoorside has to offer.

- Two bedroom mid terrace property
- Cottage garden with rear workshop
- Desirable area
- Kitchen and downstairs bathroom
- Property packed with character and charm
- Two good sized bedrooms
- Central Kirkbymoorside location

### Sitting Room

Sitting room with front aspect, UPVC double glazed bay window and composite front door which is partly glazed. Feature wood stripped wall and ceiling beams, electric radiator. Log burner which powers the hot water and some of the radiators.

### Kitchen

Kitchen area with electric heater unit. Belfast sink and solid marble work top, space for a washing machine, beamed ceilings and wall cupboards. Tiled walls, tiled red flooring, freestanding electric oven, rear aspect PVC window. Open to:

### Rear Porch Area

With PVC side aspect window and door. Door leading to:

### Bathroom

UPVC side aspect window, extractor fan, high-level

cistern toilet, tongue and groove half panelling, electric wall heater, radiator, floating sink and cast-iron sit down bath with mixer tap and shower head attachment. Red tiled floor.

### Landing

Radiator and loft access.

### Bedroom One

UPVC front aspect window, storage cupboard housing the water tank. Second cupboard offering more storage, and additional storage over the stairs bulkhead. Electric heater, feature wood panel wall.

### Bedroom Two

UPVC double glazed rear aspect window with window seat, electric radiator.

### Storage buildings

Three outside brick built storage buildings.

### Workshop/Office

Brick and timber building with front aspect glazed windows and glazed stable door. Log burner stove with electric and power.

### Exterior

Entering the property directly from the footpath via steps. The rear garden is private and enclosed. Cottage style garden with path leading to the rear workshop.

### Services

Mains connected to water, electric and drainage.

### Location

Kirkbymoorside is a pretty market town positioned at the foot of the North Yorkshire Moors National Park and close by to Dalby Forest offering access to idyllic countryside walks. The town offers a good range of local amenities. There are good bus links to Scarborough, York and Malton.



## Road Map



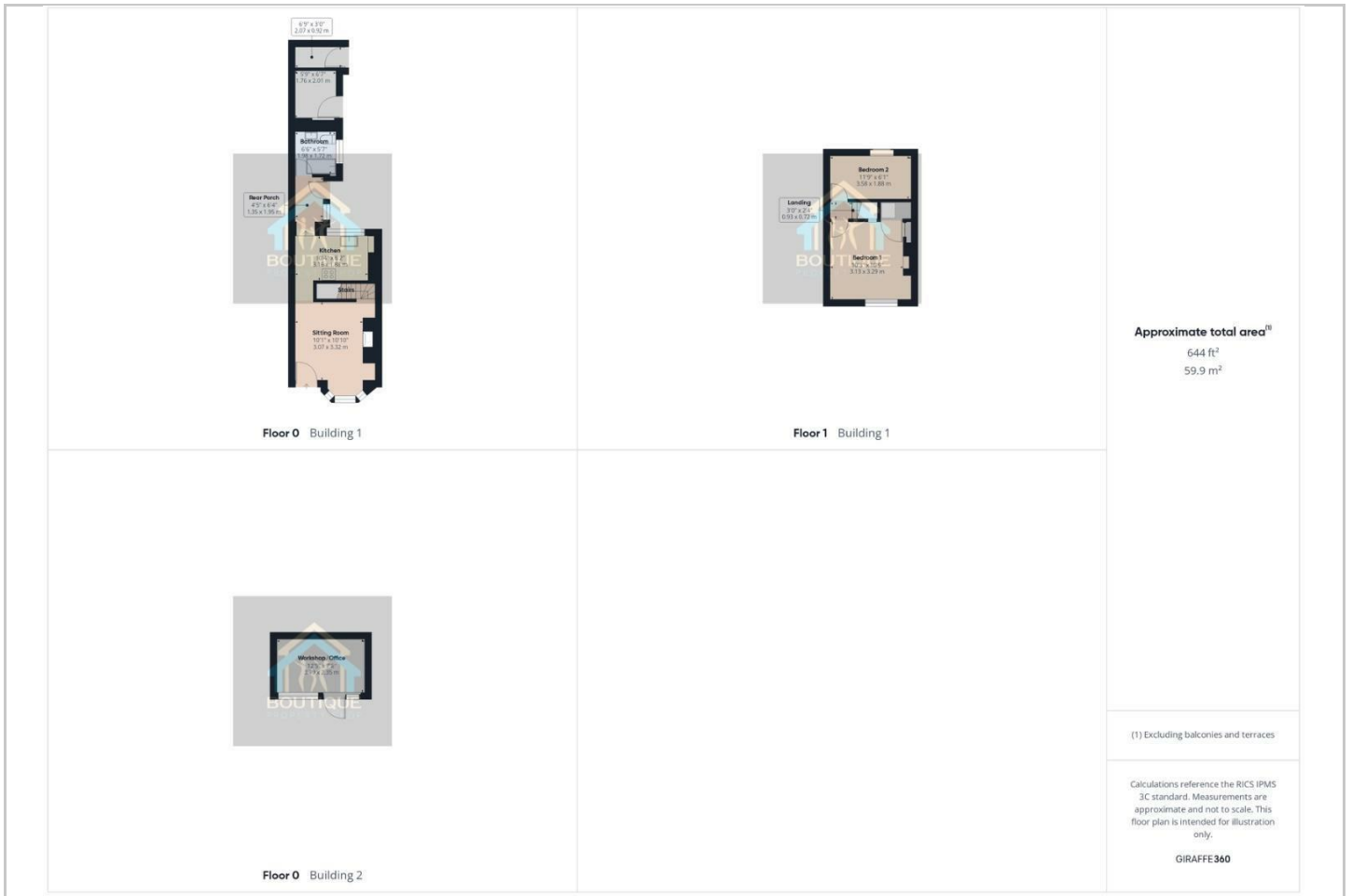
## Hybrid Map



## Terrain Map



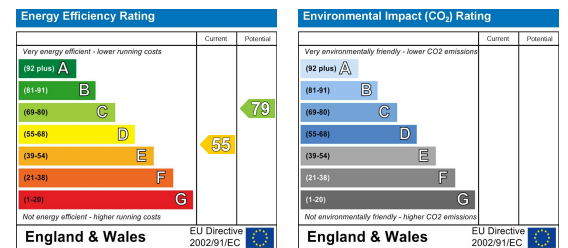
## Floor Plan



## 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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