

Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>84</b></p> <p><b>73</b></p>
<p>England &amp; Wales EU Directive 2002/91/EC</p>	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	<p><b>61</b></p> <p><b>68</b></p>
<p>England &amp; Wales EU Directive 2002/91/EC</p>	

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

### Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515



## 7, Howe End, Kirkbymoorside, York, North Yorkshire, YO62 6BE Guide price £260,000

7 Howe End is a beautifully renovated, stone-fronted three-bedroom Yorkshire terraced cottage, full of character and charm. Meticulously updated to a high standard throughout, this stunning home seamlessly blends traditional features with modern finishes.

The well-proportioned accommodation is arranged over three floors and includes access to a separate shared courtyard.

In brief, the property comprises: entrance hallway, a cosy yet elegant sitting room, and a stylish open-plan kitchen/dining area. To the first floor are two thoughtfully designed bedrooms and a contemporary house bathroom. The second floor offers a further spacious bedroom, with an en-suite.

Kirkbymoorside boasts a wide range of local amenities, including independent shops, coffee spots, welcoming pubs, and excellent schools such as Kirkbymoorside Primary and Ryedale Secondary. Set on the edge of the North York Moors National Park, the location offers access to Dalby Forest, countless scenic walks, and is just twenty miles from the coast—making it the perfect base to enjoy countryside and coastline alike.



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto:enquiries@willowgreenestateagents.co.uk)

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**ENTRANCE HALLWAY**

Door to front, power points.

**SITTING ROOM**

14'0" x 11'3" (4.27m x 3.45m)  
Window to front aspect with window seat, fitted cupboards, power points.

**KITCHEN/DINING AREA**

18'2" x 13'4" (5.56m x 4.08m)  
Window to side aspect, a range of wall and base units with roll top work surfaces, power points, door to side.

**PANTRY**

Shelving.

**FIRST FLOOR LANDING**

Power points.

**BEDROOM ONE**

11'1" x 14'4" (3.38m x 4.38m)  
Window to front aspect, power points.

**BEDROOM TWO**

10'2" x 13'10" (3.10m x 4.23m)  
Window to side aspect, power points.

**HOUSE BATHROOM**

Window to side aspect, low flush WC, wash hand basin with pedestal, panel enclosed bath.

**SECOND FLOOR**

**BEDROOM THREE**

17'1" x 14'9" (5.21m x 4.50m)  
Window to front aspect, power points.

**COURTYARD**

Shared courtyard with shared access.

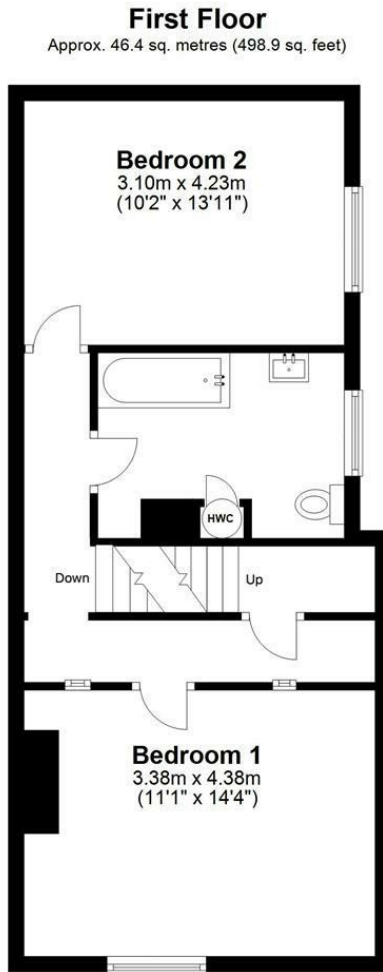
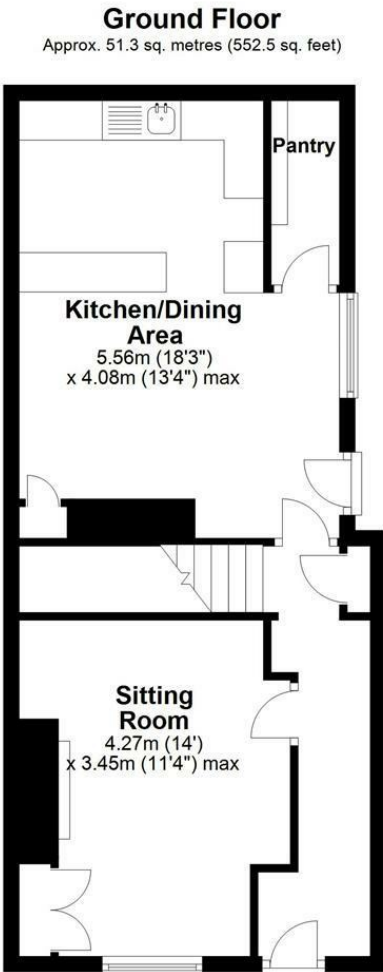
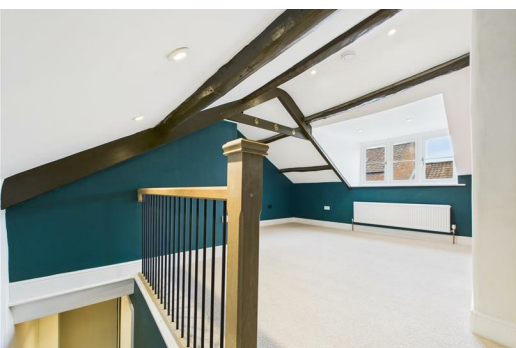
**TENURE**

Freehold.

**SERVICES**

Mains gas, water and drainage.

**COUNCIL TAX BAND C**



Total area: approx. 121.0 sq. metres (1302.0 sq. feet)  
**7 Howe End, Kirkbymoorside**