WILLOWGREEN

ESTATE AGENTS

7 Howe End
Kirkbymoorside, York, North Yorkshire YO62 6BE

Guide price £275,000

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.

Kirbymoorside boasts a wide range of local amenities, including independent shops, coffee spots, welcoming pubs, and excellent schools such as Kirbymoorside 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.

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)

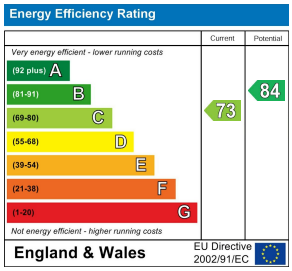
Window to front aspect, power points.

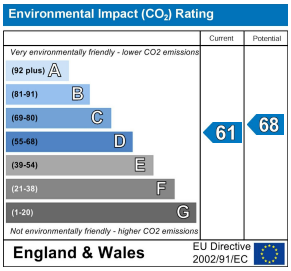
COURTYARD
Shared courtyard with shared access.

TENURE
Freehold.

SERVICES
Mains gas, water and drainage.

COUNCIL TAX BAND C





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