

43 WEST END KIRKBYMOORSIDE



**A charming period cottage, recently extended and renovated throughout,
located only a short stroll from the centre of Kirkbymoorside.**

Beautifully presented accommodation of just over 700 square feet in total

Sitting Room – large open plan Dining Kitchen

Two double bedrooms and a modern shower room

Sheltered south facing courtyard style garden.

Ideal investment property

NO ONWARD CHAIN

OFFERS IN THE REGION £200,000

A centrally located character cottage, only a stone's throw from the centre of the town.

43 West End is an attractively presented cottage with a well specified range of accommodation together with a south facing garden.

43 West End is a deceptively well-proportioned character cottage, which offers just over 700 square feet of stylishly presented and recently improved accommodation. The property has been carefully remodelled and extended to create an airy south facing open plan living dining kitchen with doors opening out to the rear garden.



The cottage is well presented throughout with an attractive layout of accommodation. In brief, sitting room with wood burning stove, inner hall which opens through to a generous open plan living dining kitchen with a stylish range of modern units, breakfast bar seating and sitting area. On the First Floor are two double bedrooms: one with a large adjoining storeroom and a modern shower room.

Kirkbymoorside is a thriving market town with a wide range of amenities, including primary school, surgery, library, and a variety of independent shops. Convenient also for the surrounding countryside; the neighbouring North York Moors National Park to the north and the Heritage Coastline to the east.

ACCOMMODATION COMPRISES

SITTING ROOM

4.54 m (14'11") x 2.48 m (8'2")

Half glazed timber front door. Casement window to the front. Cast iron stove set upon a stone hearth. Fireside fitted cupboard with alcove fitted with shelving. Radiator. Understairs cupboard. Electric fuses and consumer unit overhead.



INNER HALL

Half glazed door out to the side passage. Stairs to the First Floor.

LIVING/DINING KITCHEN

6.70 m (22'0") x 2.61 m (8'7")

Stylish range of fitted kitchen cabinets with quartz style worktops incorporating a one and a half bowl ceramic sink with mixer tap. Integrated electric oven with four ring induction hob and extractor overhead. Tiled splashbacks. Dishwasher point. Integrated washing machine. Vertical radiator. Tiled floor. Breakfast bar seating. To the far end is a cosy seating area with a pair of velux roof lights overhead. French doors opening out onto the south facing garden.



FIRST FLOOR

GALLERIED LANDING - Loft inspection hatch.

BEDROOM ONE

3.47 m (8'8") x 2.48 m (8'2")

Casement window to the front. Radiator. Large walk-in cupboard with fitted hanging and shelving and housing the Vaillant gas fired central heating boiler.



BEDROOM TWO

3.28 m (10'9") x 2.78 m (9'1")

Windows to the rear and side. Radiator.



SHOWER ROOM

2.20 m (7'3") x 1.36 m (4'6")

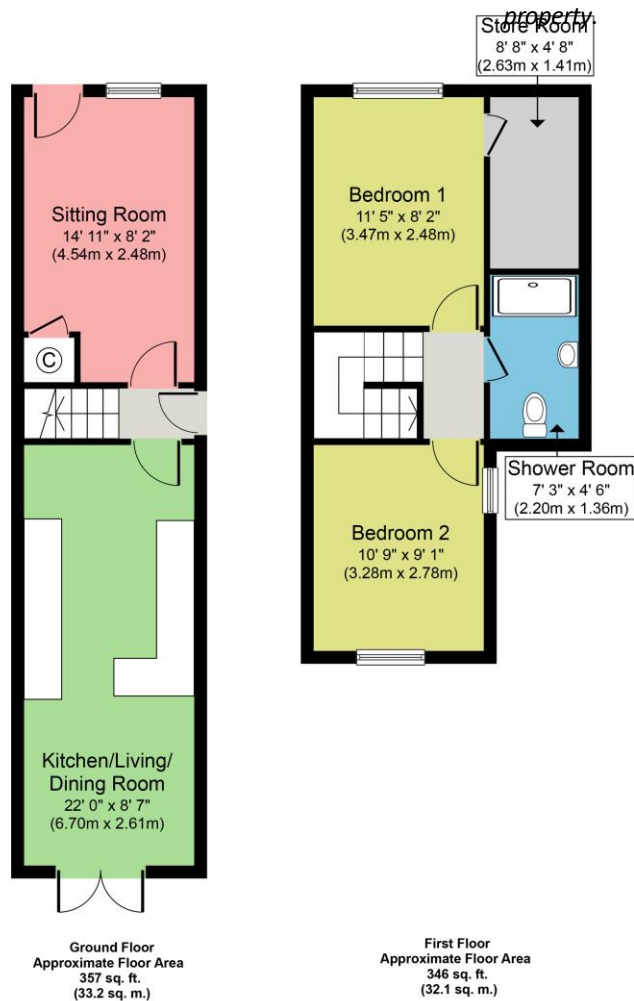
Walk in corner shower. Low flush WC. Wall hung wash hand basin with fitted storage drawer. Chrome heated ladder towel rail. Casement window to the rear. Tiled walls to part. Half panelled. Anti mist bathroom mirror. Extractor fan.



OUTSIDE

A sheltered south facing courtyard garden with independent access around to West End via a shared passageway.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL INFORMATION

- Services: Mains water, drainage, gas and electric.
 Council Tax: Band B.
 Post Code: YO62 6AD
 Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
 Viewing: Strictly by appointment with the Agent's Pickering office.
 EPC: Current: D/56 Potential: B/84
 Legal: There is a pedestrian access along the path which runs along the side of the garden for 2 neighbours to access their outbuildings.

Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is intended only as an approximate guide. The services as described have not been tested and cannot be guaranteed. *These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the*

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