

## CANDLEWICK COTTAGE, 1 HOWE END KIRKBYMOORSIDE



**A deceptively spacious end of terrace cottage, with a pretty courtyard garden and located only a stones throw from the Market Place.**

Approx 1,800 sq of accommodation in need of some cosmetic updating:  
Entrance Hall – Sitting Room – Kitchen – Snug/Study – Utility - Cloakroom  
Up to Three Bedrooms – Bathroom – Shower Room  
Enclosed courtyard garden to the rear – Garden Room  
**NO ONWARD CHAIN**

**GUIDE £299,950**



**A centrally located character cottage, only a stone's throw from the centre of the town, Candlewick Cottage is a truly deceptively spacious cottage, providing almost 1,800 square feet of three bedroom accommodation and a delightfully sheltered rear garden.**

Well cared for throughout, Candlewick Cottage was substantially renovated around 30 years ago and although it would now benefit from some gentle cosmetic updating, offers huge potential for a new purchaser to put their own mark on a lovely character property.

In brief the accommodation amounts to 1,798 square feet in total and comprises; entrance hall, a large dual aspect living room, rear facing galley kitchen, snug/study, utility room and separate WC. Upstairs is a large master bedroom with adjoining bathroom and two further double bedrooms and house shower room.

Adjoining the property is a west facing garden room which looks out onto the pretty, easy to care for courtyard garden which combines a stone flagged terrace with attractive, well stocked borders. Access out to the front via a high timber hand gate.



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

### ENTRANCE HALL

5.18 m (17'0") x 3.35 m (11'0")

Door with window light over. Fixed four pane, double glazed window to the front. Radiator. Gas meter cupboard. Basket grate period fireplace with tiled hearth. Beamed ceiling. Stairs to the first floor. Spacious under stairs cupboard with electric light.



### LIVING ROOM

6.82 m (22'5") x 4.94 m (16'2")

Two fixed pane double glazed windows to the front. Fixed pane double glazed window to the side. Gas stove set into a stone fireplace. Two alcoves. Radiators. Wall light points. Fitted cupboards.



### GALLEY KITCHEN

5.82 m (19'1") x 1.81 m (5'11")

Range of fitted base and wall units incorporating sink unit with mixer tap. Integrated hob. Integrated double oven. Worcester gas fired central heating boiler. Yorkshire lights/horizontal sliding double glazed window to the rear. Radiator. Door the garden.



### SNUG/STUDY

3.30 m (10'10") x 3.20 m (10'6")

Window to the side, overlooking the garden. Radiator. Exposed beams. Gas fire with stone surround. Period bread oven set into the wall. Joiner built desk unit with drawers and matching shelving.



### UTILITY ROOM

3.30 m (10'10") x 3.00 m (9'10")

Tiled floor. Fitted base units incorporating sink unit. Washing machine point. Radiator. Beams. Stable door to the side, opening onto the garden (double glazed). Double glazed window.

### SEPARATE WC

1.32 m (4'4") x 1.00 m (3'3")

High flush WC. Radiator.

## FIRST FLOOR

### BEDROOM ONE

4.00 m (13'1") x 3.37 m (11'1")

Yorkshire horizontal, four pane double glazed slider window to the front. Radiator.



### BEDROOM TWO

7.24 m (23'9") x 3.32 m (10'11")

Fitted wardrobes. Pair of Yorkshire horizontal, four pane double glazed slider windows to the front. Stone fireplace. Housing Victorian fireplace. Radiator.



### SHOWER ROOM

3.20 m (10'6") max x 1.58 m (5'2")

Wash hand basin. Low flush WC. Shower cubicle. Radiator. Fitted cupboard. Two towel rails, one heated. Extractor fan



### BEDROOM THREE

3.40 m (11'2") x 3.22 m (10'7")

Double glazed Yorkshire sliding sash window to the side. Radiator. feature beam.



### BATHROOM

3.32 m (10'11") x 3.20 m (10'6")

Bath with Mira Jump shower. Low flush WC. Pedestal wash hand basin. Bidet. Fitted storage. Extractor fan. Double glazed slider window to the side. Double radiator.



### OUTSIDE

A lovely, enclosed courtyard garden lies to the rear of the property. Well stocked flower borders and a number of established trees and shrubs. High hand gate access around to Howe End. Walk in gardener's store with electric and light. Garden Room with a west facing aspect, double glazed with tiled floor radiator and electrics.







## GENERAL INFORMATION

Services: Mains water, drainage, gas and electricity.

Tenure: We understand that the property is freehold with vacant possession upon completion.

Council Tax: D

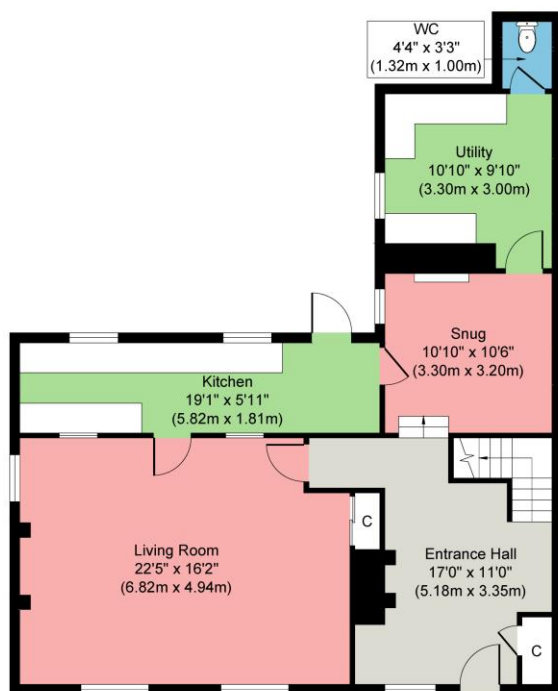
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EPC score: D/59

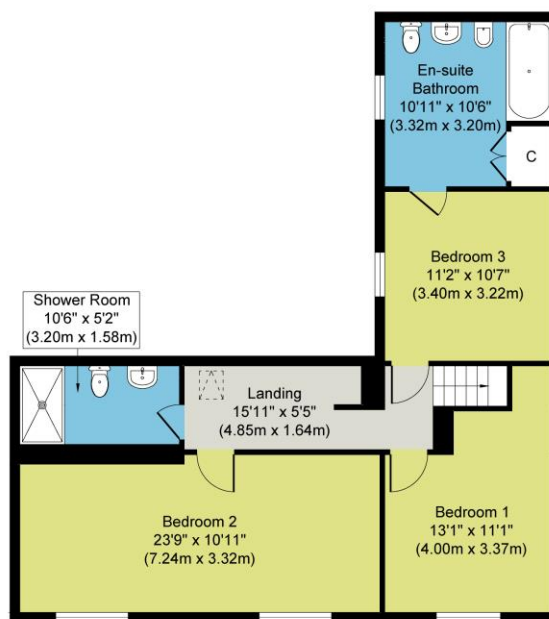
Photos and details prepared May 2023

*The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. 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 property.*

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Ground Floor**  
**Approximate Floor Area**  
**982 sq. ft**  
**(91.25 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**816 sq. ft**  
**(75.82 sq. m)**

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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