

## 20 PIERCY END KIRKBYMOORSIDE



**An attractive stone fronted character cottage positioned only a short walk from the centre of the town.**

Over 1,000 square feet of accommodation:

Entrance hall – dining kitchen – sitting room - living room

Three bedrooms; two of which are doubles – house bathroom.

Sheltered rear lawned garden – Range of useful outbuildings with plumbing and electric.

**NO ONWARD CHAIN**

### **GUIDE PRICE £270,000**

**An attractive stone fronted character cottage providing just over 1,000 square feet of accommodation, located only a short stroll from the centre of this traditional market town.**

20 Piercy End is an appealing stone fronted cottage which offers a surprising amount of accommodation together with a pretty and sheltered rear garden. The cottage has joiner made double glazed windows to the front and a modern gas fired central heating system.

In brief the house provides the following, open plan dining kitchen with a range of relatively modern kitchen cabinets and a dual aspect, with doors out to the garden at the rear. Two separate reception rooms. Upstairs are three bedrooms; two of which are good sized double rooms and the main house bathroom.

At the rear is an enclosed garden, with lawn, well stocked flower borders and a raised area of decking. To the far end are a range of very useful storage buildings, which have electric light, power and plumbing and an adjoining open fronted log and garden store.

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**

Half glazed front door. Tiled floor. Stairs to the first floor. Fuses overhead.

### **DINING KITCHEN**

5.84 m (19'2") x 3.70 m (12'2")

Double glazed Yorkshire sliding sash window to the front. Casement window to the rear. Half glazed door to the rear. Matching base and wall units incorporating one and a half bowl stainless steel sink unit. Fitted display cabinets. Integrated NEFF double oven. Four ring gas hob with Bosch extractor overhead. Dishwasher point. Tiled splashbacks. Radiator. Understairs fitted cupboard. Recessed lights. Laminate wood flooring to part.



### **SITTING ROOM**

4.30 m (14'1") x 3.58 m (11'9")

Feature fireplace. Radiator. Two windows to the rear. Television point.



### LIVING ROOM

3.71 m (12'2") x 3.27 m (10'9")

Feature window to the front with window seat. Radiator.



### BEDROOM THREE

3.80 m (12'6") x 2.90 (9'6")

Upvc casement window to the rear. Radiator.

### FIRST FLOOR

#### LANDING

Fitted linen cupboard. Radiator. Window to the rear.

#### BEDROOM ONE

3.20 m (10'6") x 2.70 m (8'10")

Double glazed Yorkshire sliding sash window to the front. Radiator. Over stairs fitted cupboard housing Ideal gas fired combination boiler. Loft inspection hatch.



### BATHROOM

2.53 m (8'4") x 1.70

Bath with shower overhead and a tiled surround. Low flush WC. wash hand basin. Extractor fan. Window to the rear. Radiator.

#### BEDROOM TWO

3.77 m (12'4") x 3.10 m (10'2")

Double glazed Yorkshire sliding sash window to the front. Radiator. Telephone point. Television point. Loft inspection hatch.



## OUTSIDE

The cottage has an enclosed and sheltered west facing rear garden. Partly lawned and with a raised area of decking to the side. Shrub and flower borders offer plenty of colour and interest.

To the far end are a range of very useful traditional outbuildings and a covered log store area. The buildings have electric light and power and plumbing and would be well suited as a utility room.



## GENERAL INFORMATION

- Services: Mains water drainage, gas and electricity.  
Council Tax: Band C.  
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.  
Postcode: YO62 6DF  
EPC: Current D/67. Potential B/85  
Piercy End is located within a conservation area.

## ADDITIONAL INFORMATION

*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 given 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 property.*

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