

ANVIL COTTAGE, 1 KIRK FORGE KIRKBYMOORSIDE



An attractively presented mid-terrace cottage, quietly tucked away close to the centre of Kirkbymoorside and within the town's Conservation area.

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

uPVC double glazed windows and gas central heating.

Sheltered south facing sitting out area to the front.

Well suited as a full-time home, or equally as a second home or investment opportunity – currently run as a successful holiday let.

GUIDE PRICE £185,000

A delightful mid terrace cottage, occupying a wonderfully private and tucked away position close to the centre of this popular market town.

Anvil Cottage occupies a sunny, south facing position on Kirk Forge, a small private driveway located through an arched access off Piercy End. Currently run as a successful holiday cottage the property would be well suited as an investment property, but equally, provides well-proportioned and stylish accommodation ideal for full time occupation.



Thoroughly modernised and well-presented throughout the cottage provides 716 square feet of accommodation. In brief, a generous dining kitchen with modern white units and a front facing sitting room. On the First Floor are two double bedrooms and a modern shower room.

The property sits in a pleasant and very sheltered position, with a raised paved patio area to the immediate front, with enough space for a table and chair set and tubs of flowers.

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

DINING KITCHEN

5.84 m (19'2") x 3.25 m (10'8")

Wooden front door with arched glazed panes opening into the dining kitchen. Range of white gloss units with granite effect work tops incorporating a stainless-steel sink unit. Tiled splashbacks. Integrated electric oven. Four ring electric hob with stainless steel extractor overhead. Ideal gas fired central heating boiler. Automatic washing machine point. Dishwasher point. Vinyl floor. Stairs to the First Floor with a fitted understairs storage area. Recessed ceiling lights. Window to the front.



LIVING ROOM

4.00 m (13'1") x 3.29 m (10'10")

Pair of casement windows to the front. Oak floor. Stove recess with a polished granite hearth and inset oak mantel. Radiator. Television point. Telephone point. Wall lights. Beamed ceiling.



FIRST FLOOR

LANDING

Fitted shelving to the half landing. Two windows to the front. Radiator.

BEDROOM ONE

3.60 m (11'10") x 3.40 m (11'2")

Casement window to the front. Radiator. Fitted cupboard with recess. Fitted over stairs storage cupboard.



BEDROOM TWO

3.94 m (12'11") 2.37 m (7'9")

Casement window to the front. Radiator.



SHOWER ROOM

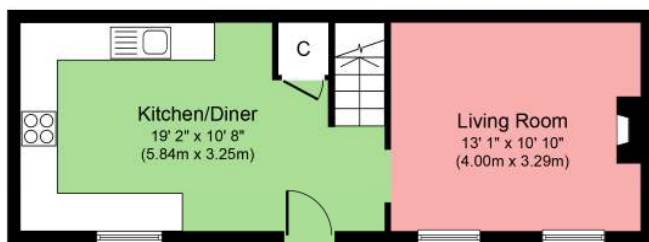
2.45 m (8'0") x 1.60 m (5'3")

Walk in shower cubicle with double rain head shower. Fully tiled surround. Low flush WC and wash hand basin set into a vanity cabinet. Heated ladder towel rail. Tiled floor with underfloor heating. Velux roof light. Extractor fan. Loft inspection hatch.

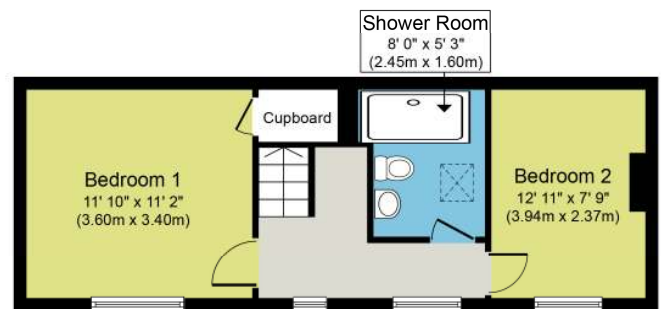


OUTSIDE





Ground Floor
Approximate Floor Area
358 sq. ft.
(33.3 sq. m.)



First Floor
Approximate Floor Area
358 sq. ft.
(33.3 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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GENERAL INFORMATION

Services: Mains water, drainage, gas and electric. Gas central heating.
 Council Tax: Currently business rates (subject to small business rate relief).
 Post Code: YO62 6JA.
 Tenure: We understand that the property is Freehold, and that vacant possession will be granted upon completion.
 EPC: Current: D/60 Potential: B/89
 Viewing: Strictly by prior appointment with the Agent's office in Malton.

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 property.*

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