

Boulton & Cooper Stephensons

Chartered Surveyors • Auctioneers • Valuers



20 MARKET PLACE, KIRKBYMOORSIDE.

**FOR SALE BY AUCTION ON OCTOBER 14TH 2014
(UNLESS PREVIOUSLY SOLD BY PRIVATE TREATY)**

**PART RESIDENTIAL & PART COMMERCIAL TOWN CENTRE BUILDING REQUIRING
RE-DEVELOPEMNT/RENOVATION**

PRICE GUIDE £125,000 - £140,000



1 Market Place, Kirkbymoorside YO62 6DE
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A traditionally built three storey Victorian building facing onto the main market street providing accommodation on three levels extending to approximately 157.5sq m (1695 sqft) (plus cellar) including a showroom with street frontage at ground floor level. The premises has been occupied in recent times for both residential and business purposes and it provides opportunity in both respects for either owner occupation or for investment purposes.

Renovation is required but recent roofing works and re-wiring have been carried out as part of the general building maintenance.

The building has an eye-catching front elevation contributing towards the town's central conservation area status.

Kirkbymoorside is a thriving small market town with an excellent range of facilities situated at the foot of the North York Moors National Park. It has a weekly street market and acts as a services centre to the surrounding rural area.

Entrance Hall: With panelled front door and pine inner doors extending to **Inner Lobby** with staircase to first floor.

Showroom: 14'9" x 11'5" (4.50m x 3.48m) Large Front facing boxed bay window overlooking the market square with panelled reveals. Chimney breast and gas fire.

Rear Room: 12'6" x 15'4" (3.81m x 4.67m) Rear facing window, chimney breast with fireplace and feature cast iron range.

Rear Store: 12'1" x 9'1" (3.68m x 2.77m) Original fireplace and side oven, stone flagged floor. W.c. and hand basin. Outer door to yard and stone steps leading down to cellar.

First Floor:

Landing: With elegant stairwell and staircase leading up to the second floor.

Front Room: 16'2" x 15'2" (4.93m x 4.62m) Front facing double hung sash window, chimney breast with fireplace, tongue and grooved board floor.

Rear Room:

15'3" x 9'8" (4.65m x 2.95m) Rear facing double hung sash window, chimney breast with fireplace.

Bathroom: 9'5" x 8' (2.87m x 2.44m) Sliding sash window.

Second Floor:

Landing: With hand rail and carved balusters to stairwell, tongue and grooved board floor.

Front Room: 16'5" x 15'2" (5.00m x 4.62m) Front facing double hung sash window, chimney breast with cast iron fireplace, tongue and groove boarding.

Rear Room: 15'5" x 10'2" (4.70m x 3.10m). Rear facing window.

Exterior:

To the rear there is a small enclosed service yard and passage with right of way onto Crown Square.

Services: Mains water, drainage and electricity are connected.

EPC: Band F

Full details available to view at our Kirkbymoorside Office.

Council Tax: We have been verbally informed that the residential element of this property lies in Band C .

Rateable Value: The business element is assessed as 18.86m2 of Office space with a rateable value of £2,800.

Local Authority: Ryedale District Council. Ryedale House, Malton. Tel: 01653 600666

Viewing: Strictly by appointment through the agents. Tel: 01751 432792

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

These details have been carefully prepared and every effort has been made to ensure their accuracy. They are intended to be informative and interesting within the strict confines of the Act. Any mechanical or electrical device listed has not been tested and cannot be guaranteed. Similarly services have not been tested and cannot be guaranteed. Charges may be payable for service connection. Room sizes are approximate and are not 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 in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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