



Reckon Forge, Main Street | Gillamoor. YO62 7HX

Reckon Forge is an attractive end of terrace house offering accommodation on three floors situated in this pleasant highly regarded village offering a village school, church and country inn and lies within the stunning North York Moors National Park. The accommodation comprises sitting room with feature fireplace and dining kitchen on the ground

floor, living room/study, bedroom with en suite shower room on the first floor and on the second floor, two further bedrooms, family bathroom and storage room. Gillamoor is situated approximately 2.5 miles North of Kirkbymoorside which is a market town offering a good range of local amenities and recreational facilities.

Guide Price £325,000



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Accommodation Comprises

Sitting Room

16'5" x 13' (5.00m x 3.96m)

Feature fireplace with inset multi burner stove on stone hearth and traditional wooden surround which does the central heating and hot water, with a separate immersion heater.

Two alcoves to the side of the fireplace, timbers exposed to ceiling, door to cellar, and double glazed windows to the front and rear elevations, door to the front entrance.

With staircase which is part panelled leading to first floor landing.

Steps lead down to cellar storage area.

Cellar Storage

16'7" x 10'6" (5.05m x 3.20m)

With light and power.

Kitchen

16'2" x 11'2" (4.93m x 3.40m)

1 1/2 bowl stainless steel drainer sink unit with mixer tap over, rolled edge work surfaces, numerous wall and base units, display cabinets, drawer compartments, shelving, partial wall tiling, plumbing for automatic washing machine and dishwasher, exposed timbers to ceiling, tiled flooring.

Dining Area

With exposed timbers to ceiling, part wood panelling to walls, central heating radiator, stable door to outside.

First Floor

Living Room

16'4" x 11'11" (4.98m x 3.63m)

With exposed timbers to ceiling, central heating radiator, double glazed windows to the front and rear elevations, exposed stone work.





Master Bedroom

12'10" x 11'6" (3.91m x 3.51m)

With exposed timbers to ceiling, fitted wardrobes, central heating radiator, double glazed window to the front elevation.

En Suite Shower Room

Comprising shower cubicle with shower unit and shower screen, pedestal wash hand basin, low flush w.c., central heating radiator, exposed timbers to ceiling.

Second Floor

Landing

With airing cupboard housing hot water cylinder with shelving, exposed timbers and access to roof space.

Storage Room

7'1" x 4'7" (2.16m x 1.40m)

With exposed beam, central heating radiator,

Bedroom 2

9' x 11'2" (2.74m x 3.40m)

Exposed timbers to ceiling, central heating radiator, double glazed window to the front elevation.

Bedroom 3

8'11" x 11'3" (2.72m x 3.43m)

With exposed timbers to ceiling, central heating radiator, double glazed window to the front elevation .

Bathroom

Comprising panelled bath with shower unit over, pedestal wash hand basin, low flush w.c., partial wood panelling to walls, partial wall tiling, tiled window sill and double glazed window to the side elevation, central heating radiator, exposed timbers to ceiling.

Services

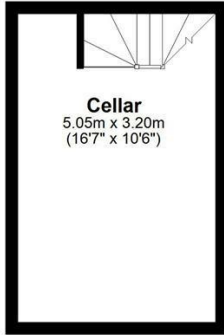
Mains electricity, water and drainage .
Solid fuel central heating system.



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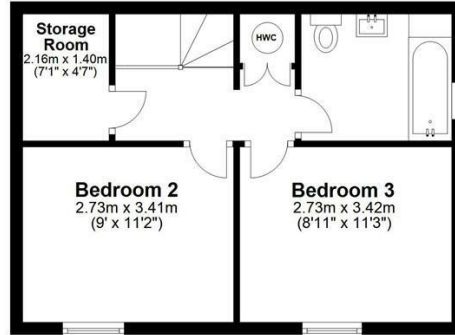
Cellar

Approx. 16.0 sq. metres (172.3 sq. feet)



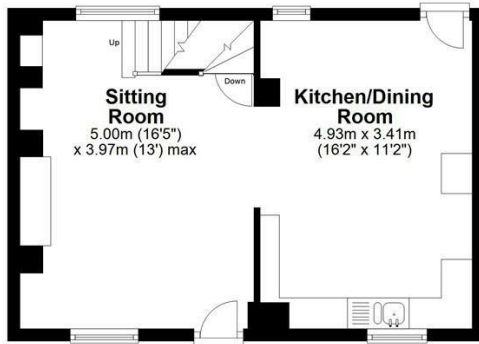
Second Floor

Approx. 34.8 sq. metres (374.4 sq. feet)



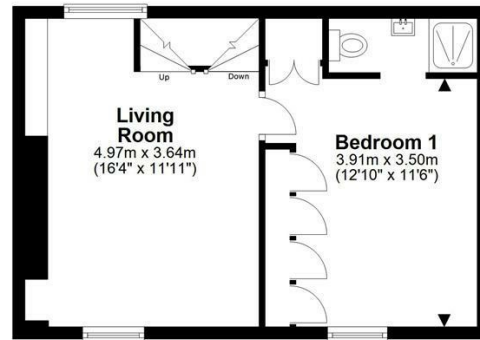
Ground Floor

Approx. 36.7 sq. metres (394.6 sq. feet)



First Floor

Approx. 36.7 sq. metres (394.6 sq. feet)



Total area: approx. 124.1 sq. metres (1335.9 sq. feet)
Reckon Forge, Gillamoor

VIEWING

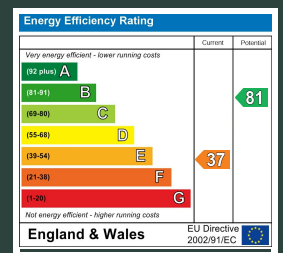
By telephone appointment with the Agents, Pickering Office. Tel: 01751 472724.

COUNCIL TAX BAND

Band D

ENERGY PERFORMANCE RATING

F



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