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Rosehill View, Kilburn, York

Guide Price £390,000

Offered to the market with no onward chain, this well-presented three-bedroom family home is situated in the picturesque village of Kilburn, at the foot of the Hambleton Hills and surrounded by beautiful North Yorkshire countryside. The property offers spacious accommodation comprising a living room, generous dining kitchen and sunroom overlooking the rear garden to the ground floor, with three bedrooms and a house bathroom to the first floor. Externally, the property benefits from a generous, well-established rear garden featuring a lawn, seating areas, fruit trees and vegetable planters, along with ample off-street parking and a large garage/store. Kilburn offers an attractive village setting whilst remaining within easy reach of the market towns of Thirsk, Easingwold and Helmsley. Council Tax Band: C, EPC Rating: D

Kilburn
Kilburn is a picturesque village nestled at the foot of the Hambleton Hills, on the edge of the North York Moors National Park. Surrounded by beautiful countryside, the village is perhaps best known for the famous Kilburn White Horse and its connections to renowned furniture maker Robert Thompson, the 'Mouseman of Kilburn'. The village offers a welcoming community and a traditional village pub, with a wealth of scenic walks and outdoor activities on the doorstep. The nearby market towns of Thirsk, Easingwold and Helmsley provide a wider range of shops, amenities and services, making Kilburn an attractive choice for those seeking peaceful village life whilst remaining within easy reach of surrounding towns.

Property Description
The property is entered through the front door into an entrance lobby, with doors leading into the dining kitchen and living room, along with stairs rising to the first floor.

The living room features a window to the front elevation and a multi-fuel stove set within a fireplace, creating an attractive focal point. Glazed French doors lead through to the sunroom, which provides additional living space with views over and access to the rear garden. There is also a useful understairs storage cupboard with power, lighting, plumbing and space for a washer/dryer.

The dining kitchen is a generous size and is fitted with a range of kitchen units complemented by wooden worktops and a Belfast sink with mixer tap. There is an electric range cooker, along with space and plumbing for a dishwasher and fridge/freezer. The room also offers plenty of space for a dining table, with the dining area featuring an attractive decorative fireplace which adds character to the room.

To the first floor, the landing provides access to three bedrooms and the house bathroom. Two of the bedrooms benefit from built-in storage, whilst the generously sized bathroom is fitted with a freestanding bath, separate step-in shower cubicle, wash hand basin set within a vanity unit and WC.

Externally, the property enjoys a delightful position overlooking an attractive, open grassed area to the front. Each of the four cottages owns its respective section of land extending down to the road, with the owners collectively maintaining the open character of this outlook. This arrangement creates a wonderful sense of space and enhances the peaceful, picturesque village setting. The property also benefits from its own gravelled front garden, designed for ease of maintenance.

To the rear is a generous, enclosed garden which is well established and has been carefully maintained by the current owner. The garden is mainly laid to lawn with various seating areas, established fruit trees and fruit and vegetable planters, offering plenty of space for gardening, relaxing and outdoor entertaining. Further benefits include a garage/store, additional garden storage and off-street parking for numerous vehicles.

Anti Money Laundering Regulations
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Disclaimer
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

























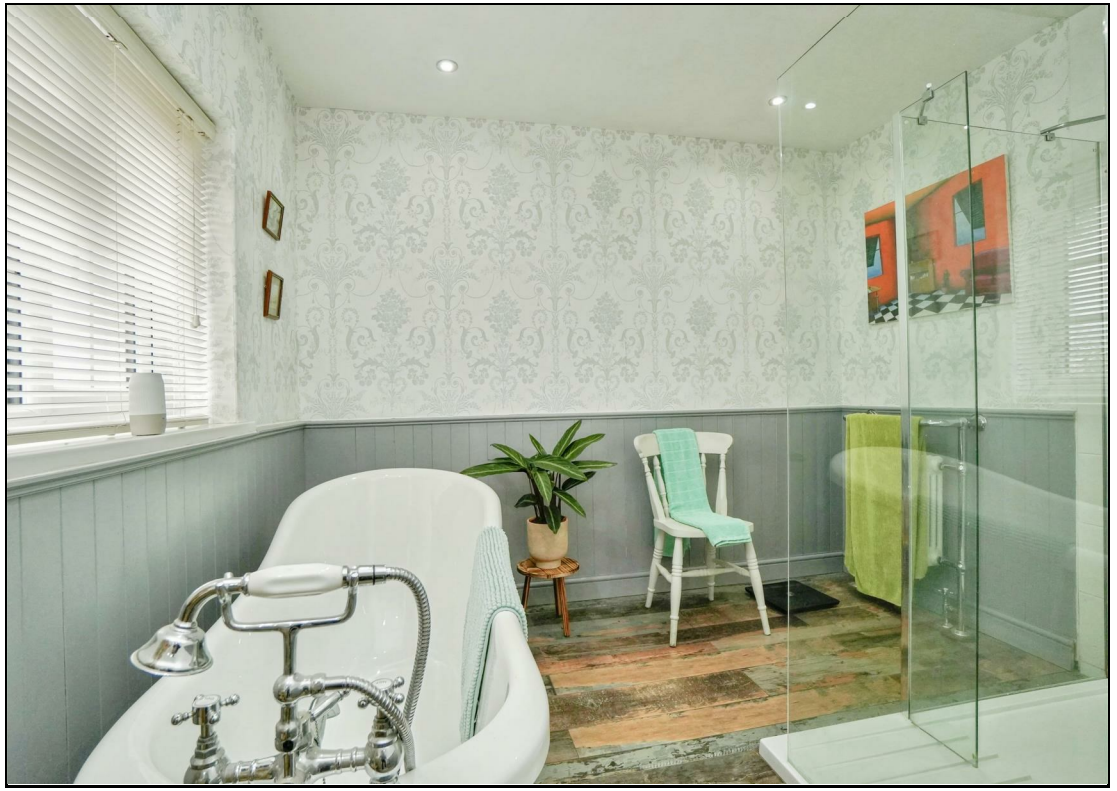







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ROSE HILL VIEW



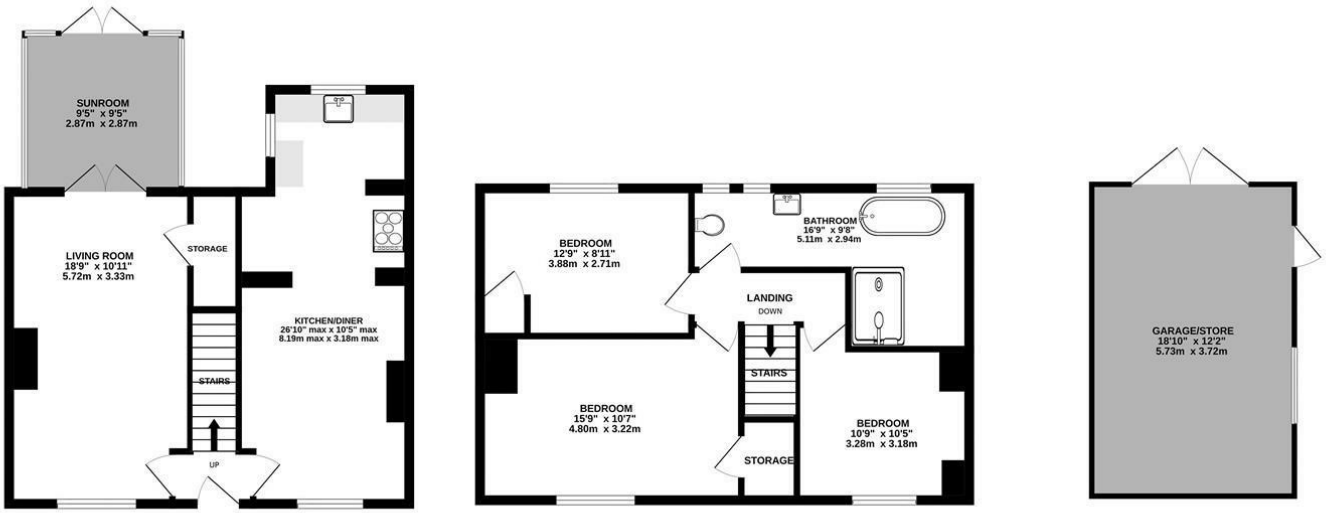







Robert A Thompson's

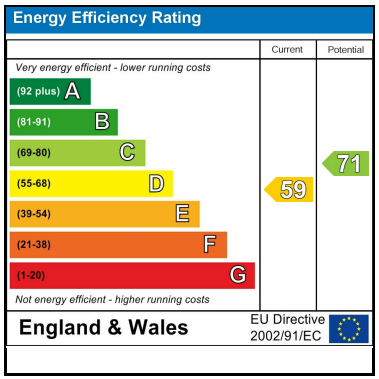

FORRESTERS ARMS
FORRESTERS ARMS
CASK ALES
FOOD
ROOMS



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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