



WILLOWGREEN

ESTATE AGENTS



**Plot 130 Ellesmere  
Kirkbymoorside, YO62 6FH**

**Guide price £239,995**

AVAILABLE WITH OWN NEW RATE REDUCER AND FLOORING INCLUDED, GET IN TOUCH FOR FURTHER DETAILS

Plot 130, Ellesmere, modern, light and spacious, this ideal three bedroom semi-detached home answers all the needs of twenty-first century family living.

At the heart of The Ellesmere home sits a cool and contemporary dining kitchen with French doors that lead out to the garden. With natural lighting by way of well-positioned skylight windows, the large separate living room provides a sanctuary for relaxation and family time together.

Upstairs the feeling of space continues with three well-proportioned bedrooms. All this is complemented by a family bathroom with separate shower cubicle and Porcelanosa tiles displayed to best possible effect.

Kirkbymoorside falls within the catchment area for Ryedale Secondary School and has a good range of local amenities including doctors and dentists surgeries. The renowned North York Moors National Park is only a short drive away as is the Great Dalby Forest. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable. The neighbouring market towns include Helmsley, Pickering and Malton. The town is on the Scarborough to Helmsley bus route.



## ENTRANCE HALLWAY

## GUEST CLOAKROOM

## LIVING ROOM

10'0" x 15'1" (3.06 x 4.61)

## OPEN PLAN KITCHEN/DINER

17'6" x 10'9" (5.34 x 3.29)

Kitchen units with co-ordinating worktops and upstands. Soft closers to drawers and cupboards, 1.5 bowl stainless-steel sink, stylish single lever mixer tap, Integrated double oven and 5 ring hob, integrated fridge-freezer. Glass splashback, glass & stainless steel chimney hood, Pelmet lights. Chrome LED downlights. Chrome effect sockets and light switches.

## FIRST FLOOR LANDING

## MASTER BEDROOM

8'10" x 10'11" (2.71 x 3.33)

## BEDROOM TWO

8'10" x 10'3" (2.71 x 3.13)

## BEDROOM THREE

8'4" x 6'5" (2.56 x 1.97)

## FAMILY BATHROOM

White bathroom suite with shower over bath, separate shower enclosure, porcelain washbasin with chrome mixer tap and pop-up waste. Chrome towel heater with summer setting. Polished edge mirror. Chrome LED downlights. Glass shelving with lighting behind bath. En-suite facilities to master bedroom in many homes

## EXTERIOR

Outside tap. Feature skylight windows to most homes. White UPVC windows and French doors. Polished chrome door furniture. Turf to front and rear gardens. Shrubbery and plants to front gardens as applicable.

## SECURITY

Intruder alarm. Exterior lights to front and rear. Multi-point locking system to doors. 1.8m timber fencing between homes. Mains powered smoke detectors

## SERVICES

Energy-efficient LED lighting, Gas fired boiler, Compact radiators, Whole house ventilation system.

## ADDITIONAL INFORMATION

There is no Estate Charge. The Service Charge for Year 1 is £164pa

This home includes a 2-space driveway

Offer available on selected plots only. Cannot be used in conjunction with any other offer or scheme. Terms and conditions apply. Offer may be withdrawn or extended at any time. The maximum mortgage payment is £1,000 per month for a maximum of 12 months and is dependent on purchase price. For properties under £300,000 you will receive £500 per month, making the total payment upon completion of £6,000. For properties between £301,000 - £399,999 you will receive £750 per month, making the total payment upon completion £9,000. For properties over £400,000 you will receive £1,000, making the total payment upon completion of £12,000. Total payment must not be more than 5% of property purchase price. Payment will be deducted from funds due on legal

completion. Cannot be exchanged for cash. Subject to lender's approval. Not to be used in conjunction with any other offer, discount, promotion or scheme and conditional on paying full asking price unless otherwise stated. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

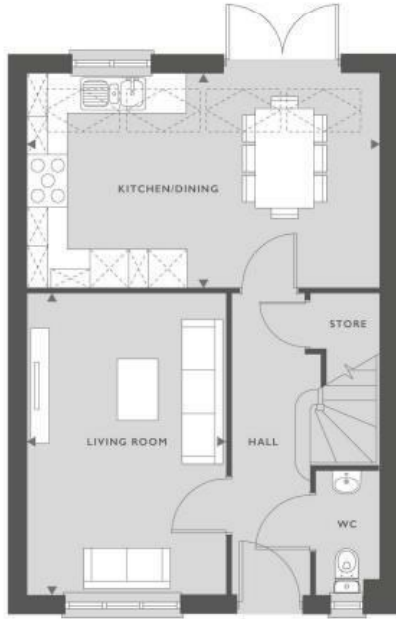
## TENURE

Freehold

## COUNCIL TAX BAND TBA



855 SQFT  
79.4 M<sup>2</sup>



**GROUND FLOOR**

KITCHEN/DINING ROOM	5.34M X 3.29M	17'6" X 10'10"
LIVING ROOM	3.06M X 4.61M	10' X 15'2"



**FIRST FLOOR**

MASTER BEDROOM	2.71M X 3.33M	8'11" X 10'11"
BEDROOM 2	2.71M X 3.13M	8'11" X 10'4"
BEDROOM 3	2.56M X 1.97M	8'5" X 6'6"

Skylight windows



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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